BOX 50-B

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY:

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

HJL L.P.
Jane Eakes, G.P.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of January, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew T. Grimm	Franklin American Mortgage	Map 96
2825 Blue Brick Rd.	501 Corporate Center Dr., #400	Group 6
Nashville, TN 37214	Franklin, TN 37067	Parcel 19

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

HJL, L.P.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Matthew T. Grimm

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 14, on the Plan of Clover Bottom Subdivision, Section One, of record in Book 1424, Page 50 Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to HJL, L.P. by Quitclaim Deed from Jane Eakes, of record in Book 9526, Page 525, dated November 10, 1994, Register's Office for said County. See also deed of record in Book 9474, Page 681, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 50, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2825 Blue Brick Rd., Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of January, 2006.

HJL, L.P.

BY: Jane Eakes, G.P.
Jane Eakes, General Partner

Davidson County DEEDWARR
Recvd: 02/01/06 13:53 2 pgs
Fees:13.00 Taxes:517.63

20060201-0012581

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Eakes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and upon his/her oath acknowledged himself/herself to be the General Partner of HJL, L.P., the within named bargainor, and that he/she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of HJL, L.P., by the said Jane Eakes, as such General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2006, .

My Commission Expires: 1-22-07

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY