WARRANTY DEED

G-VRE-06-909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Exp. APRIL 25, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Upton	Fremont Investment & Loan	
909 11th Avenue North (ADDRESS)	(NAME) 4343 Anchor Plaza Parkway, Suite 150	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(ADDRESS) Tampa, FL 33634 (CITY) (STATE) (ZIP)	92-4-260

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM BURFORD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT E. UPTON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 32 IN JOHNSON BRANSFORD'S SUBDIVISION OF 3 PARTS OF LOT NO. 158 OF JUDGE JOHN MCNAIRY'S MANSION HOUSE TRACT, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK 161, PAGE 146, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 32 FRONTS 35 FEET ON THE WESTERLY SIDE OF 11TH AVENUE NORTH, FORMERLY CUMBERLAND STREET, AND EXTENDS BACK BETWEN PARALLEL LINES ABOUT 135 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM BURFORD BY QUITCLAIM DEED FROM ISAAC T. BURFORD, RECORDED ON THE 3RD DAY OF OCTOBER, 2000 IN INSTRUMENT NO. 20001003-0097901, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 161, Page 146, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 909 11th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of February, 2006.

William Burford By William Colman atty in fact
William Burford by William Colman as Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/22/06 10:13 2 pg
Fees:13.00 Taxes:469.90

20060222-0020535

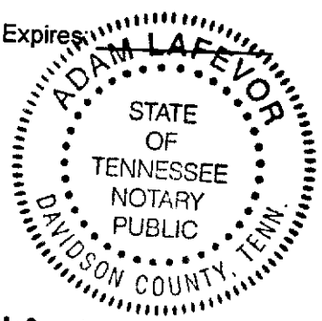
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Colmen, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of William Burford and acknowledged that he/she executed the same as the free act and deed of the said William Burford.

Witness my hand and official seal at
Davidson County Tennessee
on this the 15th day of February, 2006.

NOTARY PUBLIC

My Commission Expires:



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903