BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of May, 2006.

Notary Public

My Commission Expires: 1/24/09

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thomas M. Clinard and Cynthia Clinard

4322 Lealand Ln.
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 05/03/06 15:30 2 pgs
Fees:13.00 Taxes:1387.13
20060503-0051504

SEND TAX BILLS TO:
NEW OWNER FRANKLIN AMERICAN MORTGAGE
501 CORPORTE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

MAP-PARCEL NUMBERS:

13205012600

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Michael Robbins, and Wife, Toni Savoie Robbins hereinafter referred to as Grantors, hereby transfers and conveys to Thomas M. Clinard, and Wife, Cynthia Clinard, hereinafter referred to as 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. 63 on the Plan of Section No. 2, Glendale Park, of record in Plat Book 1130, Page 61, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to James Michael Robbins and wife, Toni Savoie Robbins by Warranty Deed from Andrew Tomlinson Davis, married of record in Book 11642, Page 507, Register's Office for Davidson County, Tennessee dated August 27, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1130, Page 61, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4322 Lealand Ln., Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 1st day of May, 2006.

James Michael Robbins

Toni Savoie Robbins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James Michael Robbins, and Wife, Toni Savoie Robbins, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this May 1, 2006.

Witness my hand and official seal this 1st day of May, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 8, 2008