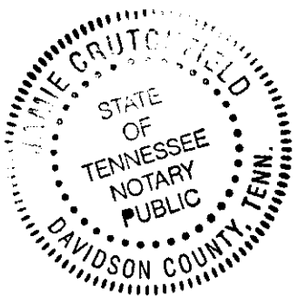
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,128.00

Sandra Harding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(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:
Sandra Harding	Franklin American Mortgage Co.	Map 108
1323 Quail Valley Road	501 Corporate Center Drive, Suite 400	Group 12-0-A
Nashville, TN 37214	Franklin, TN 36067	Parcel 003-00-CO

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

Jerry Cagiano, Jr. and wife, Mary Francis Cagiano,

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

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3, Lot No. 51, on the Plan of Condominium Site Plan of Section Four, Phase Seven, Quail Valley, of record in Plat Book 5200, Pages 522 and 523, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Caggiano, Jr., by Quitclaim Deed from Robert H. Petty, of record in Book 8395, Page 369, said Register's Office, dated July 3, 1991. See also deed of record in Book 8343, Page 809, and re-recorded in Book 8379, Page 327, said Register's Office, dated April 30, 1991.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5753, Page 562; Book 6003, Page 212; Book 5851, Page 779; Book 5884, Page 534; Book 6058, Page 828; Book 6081, Page 130; Book 9082, Page 873; Book 5851, Page 793; and Book 5884, Page 566, said Register's Office.

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 Plat Book 5200, Pages 522 and 523, 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 1323 Quail Valley Road, 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 7th day of June, 2006.

Jerry Cagiano, Jr.

Mary Francis Cagiano

Davidson County DEEDWARR
Recvd: 06/09/06 13:07 2 pgs
Fees:13.00 Taxes:307.57

20060609-0068762

FILE BOX 45

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 Jerry Cagiano, Jr. and Mary Francis Cagiano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE GRUTCHFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FILE BOX 45