Box 56

200606/5141

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $185,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of June, 2006.

Notary Public
My commission expires: 2-21-07

Davidson County DEEDWARR
Recvd: 06/23/06 15:38 2 pgs
Fees:13.00 Taxes:684.50

20060623-0075527

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Devang S. Bhatt 408 Isaac Drive Goodlettsville, TN 37070	Choice Capital Funding Inc. 223 Roswell Street Alpharetta, GA 30004	18-3-26

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margie Essenmacher, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Devang S. Bhatt, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 84, as shown on the map entitled Connell Estates, Sec. 3, of record in Plat Book 3600, page(s) 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARGIE ESSENMACHER, a single woman, by deed from LIQUIDATION PROPERTIES, INC. dated February 15, 2005, of record as Instrument No. 20050301-0022043, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 408 Isaac Drive, Goodlettsville, TN 37070.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 22nd day of June, 2006.

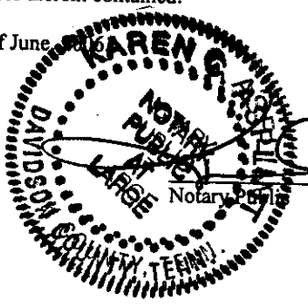
Margie Essenmacher

Margie Essenmacher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margie Essenmacher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2006.



Notary Public

My commission expires:

1-21-07