Box 19-A

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2006.

Notary Public
My commission expires: May 24, 2010

GAYLA COLVERT HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

02-0606-44945

Address of New Owner:	Send Tax Bills to:	Tax Information
Donna L. Delseni 1525 Douglas Avenue Nashville TN 37206	Same	72-14-0-233

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah Peters Thomas, an unmarried woman, dba Classic Renovations and Amy Georgiades, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donna L. Delseni, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of Dr. E.T. Brown's Sub of Lots 21-26, Brownsville Addition, of record in Book 332, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack Odom and wife, Margaret Odom by deed from Department of Housing and Urban Development, filed 3-05-76, of record in Book 5003, Page 127, Register's Office for Davidson County, Tennessee. Magaret Odom having predeceased Jack Odom. Jack Odom having since died testate conveying subject property to Susan O. York and Jack F. Odom pursuant to Last Will and Testament of Ben Jack Odom, of record in Docket No. 05P-1041, Probate Court Clerk's Office for Davidson County, Tennessee.

Further being the same property conveyed to Deborah Peters Thomas dba Classic Renovations and Amy Georgiades by deed from Jean E. Odom and Susan O. York, Executors/Executrixes of the Estate of Ben Jack Odom, of record in Instrument No. 20051115-0137899, Register's Office for Davidson County, Tennessee, and by deed from Jack F. Odom, Executor of the Estate of Ben Jack Odom, dated 11-10-05, of record in Instrument No. 20051115-0137898 and re-recorded in Instrument No. 20051230-0156964, said Register's Office.

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.

This property is improved property known as 1525 Douglas Avenue, Nashville, TN 37206

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/08/06 14:19 2 pgs
Fees:13.00 Taxes:758.50

20060808-0097426

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 July, 2006.

Deborah Peters Thomas

Amy Georgiades

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Peters Thoma and Amy Georgiades, 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 in Brentwood, TN, this 7th day of July, 2006.

State of Tennessee at Large

My Commission expires 5-22-10

COURTNEY PENNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.