This document prepared by: (Return to:

Name:	Consumer Trust Title & Escrow, LLC
Firm/Company:	
Address:	219 Ward Circle
Address 2:	Suite 5
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

Davidson County DEEDWARR
Recvd: 08/11/06 10:54 3 pgs
Fees:18.00 Taxes:185.00

20060811-0099116

---------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **HOME LENDERS TRUST, INC.**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **ROBERT O'GROSKY AND MARK LEPERA** hereinafter "collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO. 137 ON THE PLAN OF C.F. SHARPE AND W.L. HORN'S SECOND SUBDIVISION OF THE LINDSLEY PROPERTY NORTHEAST NASHVILLE, OF RECORD IN BOOK 161, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 137 FRONTS 50 FEET ON THE WESTERLY MARGIN OF NORTH SECOND STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF RICHARDSON AVENUE, FORMERLY SCOTT AVENUE, 145 FEET TO AN ALLEY.

THIS BEING THE SAME PROPERTY CONVEYED TO JOHN SWIFT BY WARRANTY DEED OF CHARLES K. LAWSON AND WIFE, RUTH LAWSON DATED APRIL 30, 2004 AND FILED FOR RECORD ON MAY 24, 2004 IN INSTRUMENT NO. 20040524-0060458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY FURTHER CONVEYED TO HOME LENDERS TRUST, INC., BY WARRANTY DEED OF JOHN SWIFT DATED JULY 21, 2006 AND RECORDED IN INSTRUMENT # 20060725-0089387, SAID REGISTER'S OFFICE.

MAP AND PARCEL: 82-3-109, This is improved property known as 1200 North 2nd Street, Nashville, TN, 37207

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 26 day of July, 2006.

Grantor, Home Lenders Trust, Inc.,
Stephen Perez, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Stephen Perez with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Home Lenders Trust, Inc., the within named bargainor, a corporation, and that as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at the office in NASHVILLE this 26 day of July, 2006.

Notary Public

My commission expires:

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Home Lenders Trust, Inc
1249 N. ORANGE AVE.
ORLANDO, FL 32804

Grantee(s) Name, Address, phone:
Robert O'Groskey & Mark LePera
8930 Beacon St.
Ft. Meyers, FL 33907
SEND TAX STATEMENTS TO:
GRANTEE

State of Tennessee
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $49,999.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of July, 2006.

Affiant

HOLLY GRANT
Type or Print Name

(Seal)

Notary Public

My commission expires:

Type or Print Name

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires SEPT. 16, 2006