Davidson County DEEDWARR
Recvd: 08/31/06 11:40 2 pgs
Fees:13.00 Taxes:323.75
20060831-0107729

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of August, 2006, by and between Advance Housing Concepts, LLC, party of the first part, and Stanley Franklin, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 29 and 30, Block "C" on the Plan of Highland Park Subdivision, of record in Plat book 974, Page 33, Register's Office for Davidson County, Tennessee.

Said Lots 29, and 30, Block "C" fronts 75 feet on the southerly margin Sunset Drive and extend back between parallel lines 150 feet to a dead line in the rear.

Being all or part of the same property conveyed to Advance Housing Concepts, LLC by virtue of that certain Warranty Deed dated May 7, 2003, at Instrument No. 20030516-0067358 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2006 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Advance Housing Concepts, ~~LLC~~ by

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Lisa Sheppard of the State and Countymentioned, personally appeared Advance Housing, with whom I am personally acquainted (or proved to me ont he basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Advance Housing, the witin named bargainor, an LLC, and that such president or officer as such president, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as president.

WITNESS my hand and official seal at office this 11th day of August, 2006.

Lisa Sheppard
Notary Public

My Commission Expires: 8.6.07

LISA SHEPPARD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

Property Owner & Address:	Stanley Franklin 208 Sunset Dr. Nashville, TN 37027
Tax Parcel No	060-12-0 039.00
Property Address:	208 Sunset Drive Nashville, TN 37207
MAIL TAX BILLS TO:	Stanley Franklin 208 Sunset Dr. Nashville, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $87,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of August, 2006.

Lisa Sheppard
Notary Public

My Commission Expires: 8.6.07

LISA SHEPPARD NOTARY PUBLIC AT LARGE WILSON COUNTY, TN