WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

G-VRE-06-946

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Wendy Lockridge
Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2006.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 12-30-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Ros Grayson	Franklin American Mtg	
946 Ireland Street (ADDRESS)	501 Corporate Centre Dr #400 (ADDRESS)	082-13-0B-026.00 CO
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we REBECCA MOODY AND HUSBAND, BLAKE MOODY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JON ROS GRAYSON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, BEING UNIT NO. 26 OF IRELAND 28 CONDOMINIUMS, ALSO KNOWN AS IRELAND STREET 28, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 200404160043331 AND AMENDED IN INSTRUMENT NO. 200404290048695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO REBECCA MOODY AND HUSBAND, BLAKE MOODY BY WARRANTY DEED FROM AFFORDABLE HOUSING RESOURCES, INC., RECORDED ON THE 25TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040525-0061199, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20040416-0043331; Inst. No. 20040429-0048695; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 946 Ireland Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of August, 2006.

Rebecca Moody

Blake Moody

Davidson County DEEDWARR
Recvd: 09/01/06 10:45 2 pgs
Fees:13.00 Taxes:878.75

20060901-0108262

STATE OF Tennessee
COUNTY OF Davidson

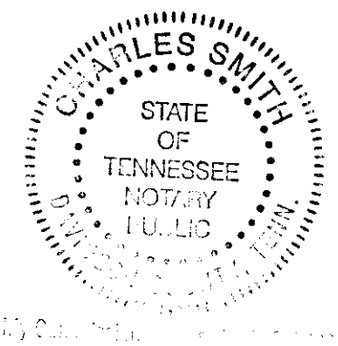
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Moody and Blake Moody, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of August, 2006.

Notary Public

My Commission Expires: 7/19/08

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903