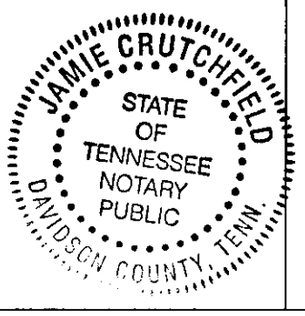
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Phyllis Ann Munson	Franklin American Mortgage Co.	Map 107
905 Coarsey Dr.	501 Corporate Center Drive, Suite 400	Group 13-0-A
Nashville, TN 37217	Franklin, TN 37067	Parcel 005.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jane J. Jackson, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Phyllis Ann Munson, married

hereinafter called the GRANTEES, their heirs 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 a certain condominium described as follows:

Being Unit 905 in Four Maples Condominium, a horizontal property regime, as shown on the plat of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and otherwise known as 905 Coarsey Drive, Nashville, Tennessee.

Being the same property conveyed to Jane J. Jackson by deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20030630-0089990, said Register's Office.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5657, Page 438; Book 5660, Page 185; Book 9263, Page 512; and Book 5657, Page 477, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 283, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 905 Coarsey Dr., Nashville, TN 37217

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of August, 2006.

Jane J. Jackson

Davidson County DEEDWARR
Recvd: 09/01/06 14:49 2 pgs
Fees:13.00 Taxes:222.00

20060901-0108557

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2006.

My Commission Expires: 3/31/07

Notary Public

