Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $132,500.00 .

Affiant

Subscribed and sworn to before me this 2nd day of October, 2006.

Notary Public
My Commission Expires 01/26/08

Davidson County DEEDWARR
Recvd: 10/06/06 10:06 2 pgs
Fees:13.00 Taxes:490.25
20061006-0124372

06-0587

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lee R. Branchizio	Franklin American Mortgage Co	120-13
500 Vinson Drive	501 Corporate Centre Dr., #400	24.00
Nashville, TN 37217	Franklin, TN 37067	

WARRANTY DEED

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 **Jeffrey H. Hinson, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lee R. Branchizio**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County Tennessee, being Lot No. 4 on the Plan of Curreywood Acres, Section One, of record in Book 2133, Page 109 and Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey H. Hinson by deed from Mildred H. Jackson, dated December 28, 1994, recorded in Book 9566, Page 485, Register's Office for said County.

Gennifer Hinson, wife of Jeffrey H. Hinson, joins in the execution of this instrument to convey any interest, marital or otherwise, that she may have in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **500 Vinson Drive, 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 our hands this 2nd day of October, 2006.

Jeffrey H. Hinson

Gennifer Hinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jeffrey H. Hinson and Gennifer Hinson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of October, 2006.

Notary Public

My Commission Expires: 01/26/08