This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

RETURN TO:
GRISSIM TITLE + ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

Davidson County DEEDWARR
Recvd: 10/24/06 13:19 2 pgs
Fees:13.00 Taxes:617.90

20061024-0131765

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of October 2006.

Notary Public

My Commission Expires:_____

J. MACKENZIE COMBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Anis Mnif 1211 Calvin Ave. Nashville, TN 37206	FRANKLIN AMERICAN MORTGAGE CO. 501 CORPORATE CENTRE DR. STE 400 FRANKLIN, TN 37067	83-5-307.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Talton Williams and wife, Araminta Williams,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Anis Mnif**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 18 of Block "B" in F. O. Beazley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Talton Williams and wife, Araminta Williams by instrument of record in Instrument No. 20060620-0073674, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Taxes for 2007 and all subsequent years, a lien, but not yet due and payable.

2. Plan of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Note: This property is not now nor has it ever the principal residence of the Grantors.

This is ( ) unimproved (X) improved property known as: 1211 Calvin Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of October, 2006.

By: Talton Williams

Talton Williams

By: Araminta Williams

Araminta Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Talton Williams, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 10th day of October, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Araminta Williams, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 10th day of October, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010