Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant Mike Smith as Pres. ABC Home Solutions

SALLY WEAVER
NOTARY PUBLIC
STATE OF COLORADO

Subscribed and sworn to before me, this 30th day of October, 2006.

Notary Public
My commission expires: My commission expires 5-14-07

15-0610-150905

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristy L. Wynn 1225 Stockell Street Nashville TN 37207	Franklin American Mortgage 501 Corporate Center, Suite 400 Franklin, TN 37067	071-15-0-361.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ABC Home Solutions, Inc., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristy L. Wynn, hereinafter called the Grantees, their successors 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 the northerly 46.5 feet of Lot 136 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee. Said part of Lot No. 136 fronts 46.5 feet on the easterly side of Stockell Street and runs back between parallel lines with the southerly margin of Douglas Avenue, 170 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, is that portion of the property conveyed to metropolitan Government by deed from Larry Gooch, Jr. and wife, Christine L. Gooch, of record in Book 8206, Page 65, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of the northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for said County.

Right-of-Way: Beginning at a point on the north boundary of Parcel 361 of Map 71-15 and at approximate Station 11-76.22 of Project 86-R-5, Douglas Avenue; thence with a curve having a central angle of 90 degrees, 10'21" and a radius of 20.00 feet, 31.48 feet tot he right-of-way of Stockell Street; thence with said right-of-way North 5 degrees 44'30" East 20.06 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way South 84 degrees 05'08"East, 20.06 feet to the point of beginning, containing 86.45 square feet.

Being the same property conveyed to ABC Home Solutions, Inc., by deed from Leon Buggs and wife, Carolyn Buggs, of record in Instrument Number 20050720-0087749, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1225 Stockell Street, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 11/01/06 14:38 2 pgs
Fees:13.00 Taxes:342.25

20061101-0135897

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 October, 2006.

ABC Home Solutions, Inc.

Mike Smith

By: Mike Smith, President

STATE OF COLORADO
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Smith, President of ABC Home Solutions, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Arvada, CO, this 30th day of October, 2006.

Sally Weaver

Notary Public

My Commission expires

My commission expires 5-14-07

SALLY WEAVER
NOTARY PUBLIC
STATE OF COLORADO