Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Matt Lehman, et ux.	*America's Wholesale Lender	Map: 118-2
2803 Vaulx Lane	4500 Park Granada MSN#SVB3H	
Nashville, TN 37204	Calabasas, CA 91302-1613	Parcel: 120
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205		

Davidson County DEEDWARR
Recvd: 11/08/06 10:44 2 pgs
Fees:13.00 Taxes:1045.25

20061108-0138941

*-America's Wholesale Lender
4500 Park Granada MSN# SVB-3/4
Calabasas, CA 91302.1613

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Charles DeBray** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Matt Lehman and wife, Amber Lehman,** (The "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of the First Subdivision of the W. T. Berry Estate, Section No. 2, as shown by plat of record in Plat Book 1130, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles DeBray, by Deed of Record in Instrument No. 20060317-0031054, from William Edward Savage, a married person, Mary A. Savage, an unmarried person, Shirley E. Majors, a married person, in the Register of Deeds, Davidson County, Tennessee.

The property described above is not now, nor has it ever been the principal place of residence of the spouse of Charles DeBray.

This conveyance is subject to:

1. Taxes for the year 2007 and subsequent years,

2. Plan of Record in Plat Book 1130, page 8, Register's Office of Davidson County, Tennessee.

This is improved property known as 2803 Vaulx Lane, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $282,500.00.

Affiant

Subscribed and sworn to before me this day of NOVEMBER, **2006**

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2ND day of NOVEMBER, 2006.

Charles DeBray

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 2ND day of NOVEMBER 2006, before me personally appeared Charles DeBray, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same representing his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 2ND day of NOVEMBER, 2006.

Notary Public

My Commission Expires: