Box 8

Davidson County DEEDWARR
Recvd: 11/28/06 14:08 2 pgs
Fees:13.00 Taxes:1054.50

20061128-0146813

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2006.

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Learned Emily Learned 2432 Devon Valley Drive Nashville, Tennessee 37221	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	Map 142-16D Parcel 045.00

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JILL MARIE CHABOT, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **ROBERT LEARNED and wife, EMILY LEARNED,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 79 on the Plan of Final Plat, Devon Glen, Phase III, of record in Plat Book 7900 at page 663, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jill Marie Chabot, an unmarried woman, by deed from Michael J. Kosempa, an unmarried man, of record in Instrument No. 20030715-0098826, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: 1) Taxes for 2007 and subsequent years; 2) All matters shown on the Plan of record in Plat Book 7900, page 663, the Master Plat of record in Plat Book 6900, page 398, and Open Space Dedication Plat of record in Plat Book 9700, page 743, Register's Office for Davidson County, Tennessee; 3) By-Laws of record in Book 7517, page 344, said Register's Office; 4) The Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, Book 8180, page 222, Book 8712, page 618, Book 9492, page 600, said Register's Office.

This property is improved property known as 2432 Devon Valley Drive, Nashville, Tennessee 37221.

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, successors and assigns, forever. Grantor does covenant with said Grantees that 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 otherwise herein set out.

GRANTOR does further covenant and bind herself, her heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors 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 27th day of November, 2006.

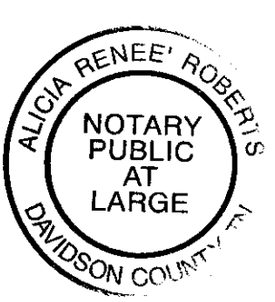
Jill Marie Chabot

JILL MARIE CHABOT

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 JILL MARIE CHABOT, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of November, 2006.



Alicia Renee Roberts

Notary Public

My Commission Expires: 1/26/08