RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

ET-06-0627

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008
(AFFIX SEAL)

JAMES CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JoVerne Trotter	Long Beach Mortgage	
3515 Golf Street	1 Pierce Place	72-3-249.00
Nashville, TN 37216	Itasca, IL 60413	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT FRANKLIN, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOVERNE TROTTER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 AND THE SOUTHERLY 30 FEET OF LOT NO. 14 ON THE PLAN OF A REVISED SUBDIVISION OF LOT NUMBERS 3 AND 4 OF THE EAST NASHVILLE GOLF CLUB PROPERTY OF RECORD IN BOOK 547, PAGE 138, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOTS NO. 15 AND THE 30 FEET OF LOT NO. 14 FRONT TOGETHER 90 FEET ON THE NORTHWESTERLY MARGIN OF GOLF STREET, FORMERLY GOLF CLUB ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT FRANKLIN, JR., UNMARRIED BY WARRANTY DEED FROM TIMOTHY SCOTT TANT AND WIFE, KIMBERLY A. TANT, RECORDED ON THE 4TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020604-0067088, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 547, page 138; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3515 Golf Street, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of November, 2006.

Robert Franklin, Jr.

Davidson County DEEDWARR
Recvd: 12/05/06 13:46 2 pgs
Fees:13.00 Taxes:921.30

20061205-0150060

STATE OF Tennessee

COUNTY OF Davidson

On this the 30th day of November, 2006, before me personally appeared Robert Franklin, Jr., unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

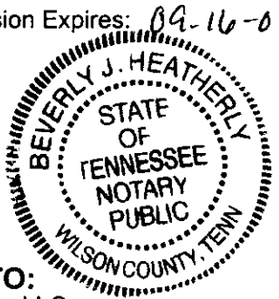
Witness my hand and official seal, this the 30th day of November, 2006.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-16-07

(SEAL)



RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520