THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 26431B

Davidson County DEEDWARR
Recvd: 12/18/06 11:14 2 pgs
Fees:13.00 Taxes:410.70
20061218-0155485

MAP/GROUP/PARCEL: 053-14-O/075.00

NEW OWNER'S NAME AND ADDRESS:
FFC HOUSING-TENNESSEE
5970 WILCOX PLACE, STE. G
DUBLIN, OH 43016

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

TIMOTHY B. KAYLOR, a single man, hereinafter called Grantor, does hereby transfer and convey unto, **FFC HOUSING-TENNESSEE, A TENNESSEE CORPORATION,** its heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 188 in the unrecorded map or plan of Nawakwa Hills Powwow Addition, Section No. 6, being a subdivision on part of a tract of land containing 41.14 acres, more or less.

Said Lot No. 188 fronts 50 feet on the easterly side of Ocoee Trail and extends back between parallel lines 150 feet to a dead line on which it measures 50 feet.

The subject property is improved property known as 1413 OCOEE TRAIL, MADISON, TN 37115.

BEING the same property conveyed to Grantor herein by Quitclaim deed of record in Instrument Number 20020123-0009032, and originally in Book 10573, Page 544, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

TIMOTHY B. KAYLOR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, **TIMOTHY B. KAYLOR, a single man**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 8th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $111,000.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of December, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-22-2010

CAROLYN BARKER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY