FILE NO. SP45111

FILE BOX "7"

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1032

SEND TAX BILLS TO:
FIRST HORIZON HOME LOAN CORP.
5775-E Glenridge Drive, Suite 100
Atlanta, GA 30328

MAP AND PARCEL NOS:
82-16-398
18W 7225

Property Address: 900 Shelby Avenue, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, existing under the laws of State of Tennessee , hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Laura Franklin, as Sole Owner,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 10 on the Plan of Confederate Hill Logs, as of record in Book 57, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more particular legal description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a Quitclaim deed from James F. Janowiak dated November 4, 2005 and recorded in Instrument No. 20051108-0135007 in the Register of Deeds for the City of Nashville, County of Davidson and being the same property conveyed to James F. Janowiak and Christian Properties, Inc., by Warranty Deed of record in Instrument No. 20050513-0054145, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, her successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 19th day of January, 2007.

Davidson County DEEDWARR
Recvd: 02/08/07 15:02 2 pgs
Fees:13.00 Taxes:758.50
20070208-0016799

CHRISTIAN PROPERTIES, INC.

By: Van E. Christian, II, President

By: _____

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 19th day of January, 2007, before me, SPENCER R. TALBOTT, the undersigned officer, personally appeared Van E. Christian, II of Christian Properties, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.
MY COMMISSION EXPIRES JAN 27 2007

Notary Public

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: X _____

Subscribed and sworn to before me this 19 day of Jan., 2007.

_____
Notary Public
My Commission expires: 5/22/10

My Commission expires: _____

Grantor's Name, Address, Phone:
Christian Properties, Inc.

Grantee's Name, Address, Phone:
Laura Franklin
2145 S. Orange Drive
Los Angeles, CA 90016

ALAN D. MAZER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010