WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Anthony Elston	Franklin American Mortgage Co.	Map 135
449 Franklin Limestone Road	501 Corporate Center Dr. Ste. 400	Group 13
Nashville, TN 37217	Franklin, TN 37067	Parcel 2

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Robert W. Brown, Jr. and Lanny C. Brown, Devisees of the Estate of Joan C. Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Anthony Elston, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 35, on the Plan of Una Manor, Section One, of record in Plat Book 2854, Page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, and described as follows:

BEGINNING at a point in the westerly margin of Franklin Limestone Road, at the corner of Lots No. 34 and 35; thence with the line between said lots, westerly 207 feet to a point; thence southerly 145 feet to a point in the northerly margin of an unnamed street; thence with the margin of the same, easterly 182 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a point in the westerly margin of Franklin Limestone Road; thence with the margin of the same, northerly 120 feet to the point of beginning.

Being the same property conveyed to Robert W. Brown and wife, Joan C. Brown by deed from James E. Shannon and wife, Mary M. Shannon of record in Book 3400, Page 97, Register's Office for said County, dated June 11, 1962. The said Robert W. Brown having predeceased Joan C. Brown. The said Joan C. Brown having since died and devised the property by Will to Robert W. Brown, Jr. (a/k/a "Buddy") and Lanny C. Brown (a/k/a "Lanny"). See Will of record in File No. 95P-305 in Probate Court for Davidson County, Tennessee. See also Quitclaim Deed from Joan Diane Brown McKinnies to Robert W. Brown, Jr. and Lanny C. Brown, of record in Instrument 20061120-0143426 and re-recorded in Instrument 20061128-0146920, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2854, Page 83, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 449 Franklin Limestone Road, Nashville, TN 37217

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 04/03/07 10:18 2 pgs
Fees:13.00 Taxes:403.30
20070403-0039688

FILE BOX 45

Witness our hands this 30th day of March, 2007.

Robert W. Brown, Jr.

Lanny C. Brown

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 Robert W. Brown, Jr. and Lanny C. Brown, Devisees of the Estate of Joan C. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2007.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.