(2)
Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $138,000.00.

Affiant

Subscribed and sworn before me this the 13th day of April, 2007.

Notary Public
My commission expires:

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

Davidson County DEEDWARR
Recvd: 04/16/07 13:59 2 pgs
Fees:13.00 Taxes:510.60
20070416-0045373

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Linda F. Claybrooks	United Capital, Inc.	91-5A-6CO
201 Errol Lane	2809 East Oakland Avenue, #2	
Nashville, TN 37209	Johnson City, TN 37601	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carlene Vassar and Carl N. Vassar, Jr, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linda F. Claybrooks, an unmarried person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Sylvan Heights, Phase One, of record in Plat Book 6900, page 663, as amended in Book 6900, page 676, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CARLENE VASSAR AND CARL N. VASSAR, JR., WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from BANK OF NEW YORK, AS TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS CWABS, INC., of record as Instrument No. 20061113-0140204, dated October 30, 2006, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 201 Errol Lane, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 13th day of April, 2007.

Carlene Vassar

Carl N. Vassar, Jr
By Carlene Vassar, his Attorney-in-Fact

by Carlene Vassar, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carlene Vassar, 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 13th day of April, 2007.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13TH day of APRIL, 2007, before me, the undersigned Notary Public in and for said County and State, personally appeared CARLENE VASSAR with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARL. N. VASSAR, JR., by SPECIFIC Power of Attorney dated APRIL 13, 2007, and who acknowledged that he executed the same as the free act and deed of CARL N. VASSAR, JR..

Witness my hand and official seal this 13TH day of APRIL, 2007.

My Commission Expires:

4/22/08

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY