THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***270,000.00

Melissa Webb
Affiant

Subscribed and sworn to before me this 23rd day of April, 2007.

Mitchell A Watts
Notary Public

My Commission Expires: 9-30-09

Davidson County DEEDWARR
Recvd: 04/25/07 08:41 2 pgs
Fees:13.00 Taxes:999.00
20070425-0049020

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER

Christopher E. Granger
4504 Idaho Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Franklin American Mtg Co.
501 Corporate Centre Dr
Ste 400
Franklin, TN 37067

MAP & PARCEL NOS.

MAP 103-04-0
PARCEL 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($***270,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Ryan C. Webb and wife, Melissa Webb, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Christopher E. Granger and wife, Jacqueline J. Granger (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. 405, Block 21, on the Plan of Charlotte Park Company's First Addition as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ryan C. Webb, unmarried, by deed dated August 15, 1996, from George L. Knox and wife, Patricia L. Knox, of record in Book 10162, page 776, Register's Office for Davidson County, Tennessee; the said Ryan C. Webb having since conveyed his interest to Ryan C. Webb and wife, Melissa Webb, by Quitclaim Deed dated October 27, 2003, of record as Instrument No. 20031106-0163018 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4504 Idaho Avenue, Nashville, Tennessee 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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition, Block 21, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of April, 2007.

Ryan C. Webb

Melissa Webb

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 Ryan C. Webb and Melissa Webb, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2007.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY