WARRANTY DEED

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Laura R. Click	Franklin American Mortgage Co.	Map 105
805 Benton Avenue	501 Corporate Centre Drive Ste., 400	Group 10-O-B
Nashville, TN 37204	Franklin, TN 37067	Parcel 12-CO

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

Michael S. Sloane, an unmarried man

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

Laura R. Click and husband, H. Garth Click

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:

Land in Davidson County, Tennessee, being Unit No. 12 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as through copied herein.

Being the same property conveyed to Michael S. Sloane by deed from Craighead Development, LLC, a Tennessee limited liability compnay, of record in Instrument 20040504-0050556, dated April 30, 2004 and recorded May 4, 2004 said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument 20040429-0048517, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees

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 805 Benton Avenue, Nashville, TN 37204

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.

Witness my hand this 27th day of April, 2007.

Michael S. Sloane

Davidson County DEEDWARR
Recvd: 04/30/07 08:13 2 pgs
Fees:13.00 Taxes:788.10
20070430-0050699

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S. Sloane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of April 2007.

NOTARY PUBLIC

Commission Expires: 01/24/09

