This document prepared by (and after recording return to):		)
Name:	**Consumer Trust Title & Escrow, LLC**	)
Address:	**219 Ward Circle, Ste. 5**	)
City, State, Zip:	**Brentwood, TN 37027**	)
Phone:	**615-369-0039**	)

Davidson County DEEDWARR
Recvd: 05/03/07 12:00 3 pgs
Fees:18.00 Taxes:925.00

20070503-0053102

--------Above This Line Reserved For Official Use Only----------

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, **TODD A. HARMAN AND WIFE, JODI HARMAN**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **MINNA COOK GIOIA AND JAN BAKER PASS** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

Being Lot No. 11 and the Northerly part of Lot 12, Block 32 on the Plan of unrecorded Plan of Midway.

Said Lot No. 11 and part of Lot 12 front together 73.0 feet on the easterly side of 33rd Avenue N., and extended back between parallel lines 150.0 feet to an alley.

This being the same property conveyed to Todd A. Harman and wife, Jodi Harman by Warranty Deed from Ace Housing, LLC, a Tennessee Limited Liability Company dated August 10, 2006 and recorded August 16, 2006 in Instrument No. 20060816-0100930, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 92-1-104

This property is known as: 1018 33RD Ave., N., Nashville, TN 37209

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 30 day of April 2007.

Todd A. Harman, Grantor

Jodi Harman, Grantor

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30 day of April, 2007 before me personally appeared Todd A. Harman and Jodi Harman to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires: _____

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/4/2010
COUNTY OF WILLIAMSON

Grantor(s) Name, Address, phone:
TODD A. HARMAN
1911 GREENHILLS BLVD.
FRANKLIN, TN 37067

Grantee(s) Name, Address, phone:
MINNA COOK GIORA AND JAN BAKER PASS
P.O. BOX 159136
NASHVILLE,TN 37216

SEND TAX STATEMENTS TO :
New owner

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$250,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of April, 2007.

Todd A. Harman
Affiant

Todd A. Harman
Type or Print Name

(Seal)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/08/2010
COUNTY OF WILLIAMSON

Notary Public

My commission expires:

_____

W Davis
Type or Print Name