WARRANTY DEED

ZANA C. PETTY 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 $ 129,900.00

Jerry Armstrong
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(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:
Terrell Raley	Franklin American Mortgage Co.	Map 072
1709 Litton Ave.	501 Corporate Centre Drive, S-400	Group 12-0
Nashville, TN 37216	Franklin, TN 37067	Parcel 207.00

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

Sherri Johnson, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Terrell Raley and wife, Patricia Conway - Raley
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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 40 feet of Lot No. 116 and the easterly 20 feet of Lot No. 115 of the Riverside Drive Subdivision, of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 115 and 116 adjoin and front together 60 feet on the northerly side of Litton Avenue and run back between parallel lines 150 feet to a dead line according to a survey dated December 18, 1941, by Z.J. Wilkinson, Surveyor.

Being the same property conveyed to Sherri Johnson, unmarried, by deed from Nell S. Holt of record in Instrument 20031229-0183242, 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 974, Pages 60 and 61, said Register's Office.

Power of Attorney of record in Instrument 20070510-0056156, 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 1709 Litton Ave., Nashville, TN 37216

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 30th day of April, 2007.

Sherri Johnson
Sherri Johnson
By: Jerry Armstrong, as Attorney-in-Fact

by: Jerry Armstrong Atty in fact

Davidson County DEEDWARR
Recvd: 05/10/07 10:44 2 pgs
Fees:13.00 Taxes:480.63
20070510-0056157

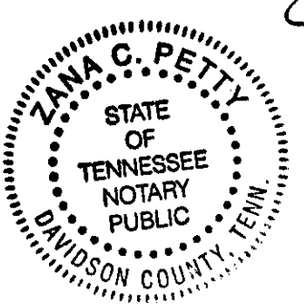
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jerry Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Sherri Johnson as her Attorney in Fact as the free act and deed of the within named Sherri Johnson.

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

My Commission Expires: 11-22-10

Notary Public



Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027