Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1091

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/07 08:37 2 pgs
Fees:13.00 Taxes:906.50
20070523-0061261

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Frederick Isaacson, married hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Amy T. Guest, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Unit 236, Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738 and Book 6921, Page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Frederick Isaacson by deed from Delores P. Malone, unmarried dated June 20, 2003, of record in Instrument No. 20030624-0086664, Register's Office for Davidson County, Tennessee. The subject property has not been the residence of the grantor, his spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 236 Boxmere Place, Nashville TN, 37215.

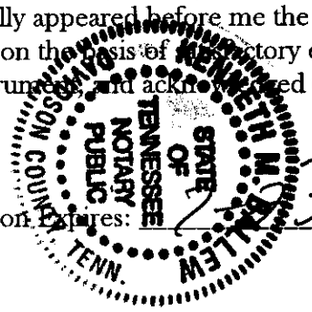
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of May, 2007

Frederick Isaacson

State of Tennessee)
County of Davidson)

On this 16th day of May, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frederick Isaacson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

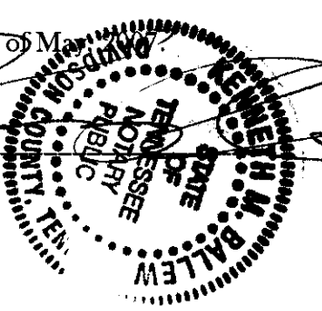
My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 245,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of May, 2007.



Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Amy T Shields	Franklin American Mortgage Co.	131 06 0E 236.OOCO
236 Boxmere Place	501 Corporate Centre Drive, Ste. 400	
Nashville, TN 37215	Franklin, TN 37067	