WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R-KW-07-6176

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davin John Beltran	Franklin American Mortgage	
6176 Brentwood Chase Drive (ADDRESS)	501 Corporate Centre Drive (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	160-16-B-11 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD EVANS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVIN JOHN BELTRAN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 11, BRENTWOOD CHASE, REVISION ONE, SECTION ONE, as shown on plat of record in Plat Book 9700, Pages 936 through 941, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

The above-described property has never been the marital residence of the grantor(s) herein.

Being the same property conveyed to Donald Evans, unmarried by Warranty Deed from Newmark Homes L.P., a Texas Limited Partnership, recorded the 11th day of June, 2003 in Instrument No. 20030611-0080544, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 9700, Pages 936-941; Inst. No. 20000531-0053798; Inst. No. 20000831-0086366; Inst. No. 20000524-0051842; book 8371, Page 320; Book 7902, Page 389; Book 11115, Page 281-282; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 6176 Brentwood Chase Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of May, 2007.

Donald Evans

Davidson County DEEDWARR
Recvd: 06/06/07 12:36 2 pgs
Fees:13.00 Taxes:1091.50

20070606-0067823

STATE OF Tennessee
COUNTY OF Davidson

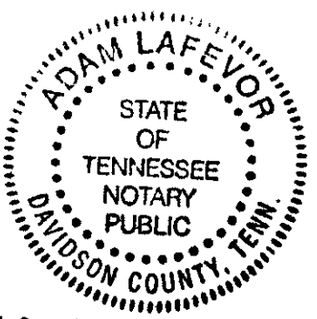
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Evans, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 31st day of May, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903