This document prepared by (and after recording return to):		)
Name:	**Consumer Trust Title & Escrow, LLC**	)
Firm/Company:		)
Address:	**219 Ward Circle**	)
Address 2:	**Suite 5**	)
City, State, Zip:	**Brentwood, TN 37027**	)
Phone:	**(615) 369-0039**	)

Davidson County DEEDWARR
Recvd: 07/05/07 11:23 3 pgs
Fees:18.00 Taxes:543.90

20070705-0079958

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

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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, **THE OAKMONT GROUP, LLC**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **LAURA MOORE, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Lot Numbers 1509 and 1511 of Block 30, Plan of Number 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This being the same property conveyed to HSBC Bank, USA, as Trustee for Merrill Lynch Mortgage Investors, Inc. by Substitute Trustee's Deed of Denise Griffin, as Substitute Trustee dated September 21, 2006 and filed for record in Instrument No. 20060925-0118167, Register's Office for Davidson County, Tennessee

This being the same property conveyed to Michael Scott Walker by Special Warranty Deed of HSBC Bank, USA as Trustee for Merrill Lynch Mortgage Investors, Inc. dated January 26, 2007 and recorded in Instrument No. 20070129-0011542, Register's Office for Davidson County, Tennessee.

Property being further conveyed to The Oakmont Group, LLC by Quitclaim Deed of Michael Walker recorded in Instrument No. 20070129-0011543, Register's Office for Davidson County, Tennessee.

Property being further conveyed to Michael Scott Walker by Quitclaim Deed of The Oakmont Group, LLC being recorded June 6, 2007 in Instrument No. 20070604-0065793, Register's Office for Davidson County, Tennessee.

Property being further conveyed to The Oakmont Group, LLC by Quitclaim Deed of Michael Scott Walker recorded June 6, 2007 in Instrument No. 20070604-0065795, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 91-6-228

This property is known as: **5604 Louisiana Avenue, Nashville, TN 37209**

Subject to all matters shown on the Plat of record in Book 57, Page 172, Davidson County, TN, Register of Deeds.

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 29th day of June, 2007.

The Oakmont Group, LLC
By: Michael Scott Walker, Chief Mrg.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Scott Walker with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of The Oakmont Group, LLC, a Limited Liability Company, and is authorized by the LLC to execute this instrument on behalf of the LLC.

WITNESS my hand and official seal this 29 day of June, 2007.

NOTARY PUBLIC

My Commission Expires:_____

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 28, 2010

Grantor(s) Name, Address, phone:
THE OAKMONT GROUP, LLC
2000 MALLORY LANE, #130-125
FRANKLIN, TN 37067

Grantee(s) Name, Address, phone:
LAURA MOORE
5604 LOUISIANA AVENUE
NASHVILLE, TN 37209

SEND TAX STATEMENTS TO:

GRANTEE

State of TENNESSEE
County of Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 147,000.00** 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 29 day of June, 2007.



(Seal)

Shanna C Sylvester
Affiant

Shanna C. Sylvester
Type or Print Name

Notary Public

My commission expires:

_____

Joey Sanders
Type or Print Name