Davidson County DEEDWARR
Recvd: 07/11/07 12:09 2 pgs
Fees:13.00 Taxes:555.00

20070711-0082620

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Martha Hale
Affiant

Subscribed and sworn to before me, this 10th day of July, 2007.

Amanda Vaughn
Notary Public
My commission expires: ~~02/24/08~~ 1/24/09

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

06-0706-72769

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tracy Ross	First Choice Funding, Inc.	135-01-0-074.00
307 Ladybird Drive	2100 Riverchase Center, Suite 100	
Nashville TN 37217	Birmingham, AL 3544	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Caliten Investments, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tracy Ross, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 111, on the Plan of Town Park Estates, of record in Book 3300, Pages 64 and 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley Aron Steele and wife, Christina Faye Steele by deed from Cadbury Properties, Inc., dated September 8, 2004, recorded September 17, 2004, of record in Instrument No. 20040917-0112426, Register's Office for Davidson County, Tennessee in consideration for the amount of $136,200.00.

Further being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from Denise Griffin, Substitute Trustee, dated November 10, 2006, recorded November 17, 2006, of record in Instrument No. 20061117-0142889, Register's Office for Davidson County, Tennessee, in consideration for the amount of $93,000.00.

Further being the same property conveyed to Caliten Investments, LLC, a Tennessee Limited Liability Company by deed from Aubrey Hiam, dated November 28, 2006, recorded November 29, 2006, of record in Instrument No. 20061129-0147237, Register's Office for Davidson County, Tennessee, in consideration for the amount of $95,500.00.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 307 Ladybird Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of July, 2007.

Caliten Investments, LLC, a Tennessee Limited Liability Company

Cindy K. Stoeppler

By: Cindy K. Stoeppler, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cindy K. Stoeppler, with whom I am personally acquainted and who upon her oath acknowledged herself to be the president of Caliten Investments, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the Cindy K. Stoeppler as its president.

Witness my hand in Mt. Juliet, TN, this 10th day of July, 2007.

Amanda Vaughn



My Commission expires: 1/24/09