Davidson County DEEDWARR
Recvd: 08/28/07 09:57 1 pgs
Fees:13.00 Taxes:1110.00

20070828-0103008

WARRANTY DEED

AT-20060369

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of August, 2007

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jerome W. Rogers	Freedom Mortgage Corporation	081-08-0-B 002.00
648 West Bedirian Place	400 Interstate N Parkway, Suite 580	
Altadena, CA 91001	Atlanta, GA 30339	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thirty One Holdings, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jerome W. Rogers, a married person** , 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:

Exhibit "A"

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

Being part of Lot No. 460, Unit B, Buchannan Street Townhomes, by Master Deed of record in Instrument #20060524-0060916, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

Being part of the property conveyed to Thirty One Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Marcus Robertson, a married man dated May 23, 2006 and recorded May 24, 2006 in Instrument # 20060524-0060914, Register's Office for Davidson County, Tennessee

( ) unimproved
This is (X) improved property known as 1801-A 6th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 22nd day of August, 2007:

Thirty One Holdings, LLC, a Tennessee limited liability company
By: Marcus Robertson, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Marcus Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Thirty One Holdings, LLC, a Tennessee limited liability company the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 22nd day of August, 2007.

NOTARY SIGNATURE
My Commission Expires: 6-12-11

APRIL G. NICHOLS NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE