WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,190.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Antwan Floyd	Mortgage and Investment Consul	Map 173
520 Maxine Drive	2489 Rice Street, Suite 200	Group 01-0
Antioch, TN 37217	St. Paul, MN 55113	Parcel 188.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Michael Scott Patton and wife, Valerie Patton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Antwan Floyd

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 14A, Zone Lot Division, Lot No. 14, Final Plat, Section IV, Monte Carlo, of record in Plat Book 6250, Page 855, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Scott Patton and wife, Valerie Patton, by deed from The Secretary of Housing and Urban Development, of record in Instrument 20030603-0075416, said Register's Office.

This conveyance is subject to: (1) 2007 county taxes, which have been prorated and assumed by the Grantees and (2) all matters appearing on the Plat of record in Plat Book 6250, page 855, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 520 Maxine Drive, Antioch, 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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 22nd day of August, 2007.

Michael Scott Patton by Sandra J Patton atty in fact
Michael Scott Patton
By: Sandra J. Patton, Attorney in Fact

Valerie Patton by Sandra J Patton atty in fact
Valerie Patton
By: Sandra J. Patton, Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/05/07 11:03 2 pgs
Fees:13.00 Taxes:348.50

20070905-0106496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Sandra J. Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Michael Scott Patton and Valerie Patton as their Attorney in Fact as the free act and deed of the within named Michael Scott Patton and Valerie Patton.

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

My Commission Expires: 4-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.