Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #07-1300

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Vick and wife, Rose Vick**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael C. Eades, II, Unmarried** hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 2 on Block 11, on the Plan of Yarbroughs Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Vick and wife, Rose Vick by deed from Susan E. Perlman, unmarried dated December 8, 2006 of record in Inst. No. 20061215-0154948, Register' Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2202 Grantland Avenue, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 24th day of September, 2007

John Vick

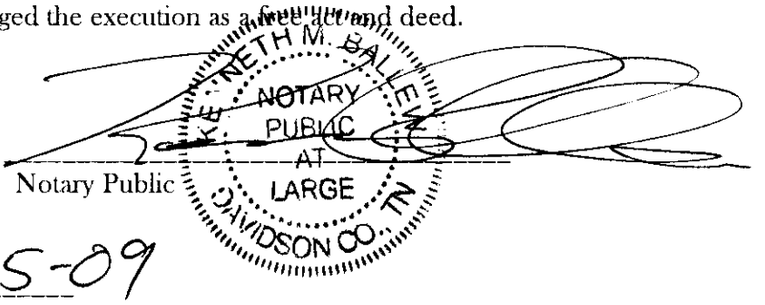
Rose Vick

Davidson County DEEDWARR
Recvd: 09/25/07 12:09 2 pgs
Fees:13.00 Taxes:1061.90

20070925-0114293

State of Tennessee)
County of Davidson)

On this 24th day of September, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Vick and Rose Vick, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

My Commission Expires: 7-25-09

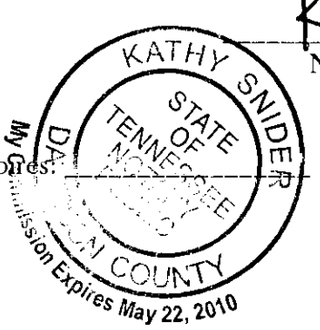
State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 287,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of September, 2007.

Kathy Snider
Notary Public



My Commission Expires:

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Michael C. Eades, II	Franklin American Mortgage Co.	105 14 0 106.00
2202 Grantland Avenue	501 Corporate Center Ste 400	
Nashville, TN 37204	Franklin, TN 37067	