WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $62,600.00.

Affiant

Subscribed and sworn to before me this 25th day of September, 2007.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/02/07 10:12 3 pgs
Fees:18.00 Taxes:231.62
20071002-0117088

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jimmy Watson	Franklin American Mortgage Company	071-07-0-036.00
210 Queen Avenue	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37207	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jake Sogga**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jimmy Watson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 1/2 of Lot No. 108 on the plan of Haynie's Oriental Subdivision, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of of Lot No. 108 fronts 50 feet on the southerly side of Queen Street and runs back between lines 140 feet to an alley.

Being the same property conveyed to Jake Sogga, by deed from John N. Samerjian and wife, Debra K. Samerjian, on June 1, 2007, of record in Instrument Number 20070605-0067275, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 26 and 27, Register's Office Davidson County, Tennessee.

This is improved property known as: **210 Queen Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 28, 2007.

Jake Sogga

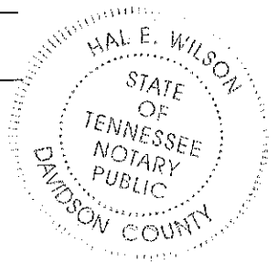
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jake Sogga** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 28, 2007

My commission expires 8/23/11

Notary Public



I, Hal E. Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M. Davis
Notary's Signature

My commission expires: 11-14-2009

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)