THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215** **615.665.9766** **File #0709105** **Record and Return to:** **HARRIS TITLE & ESCROW, LLC** **40 Burton Hills Boulevard** **Suite 150** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2007. Notary Public My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
William Hunter Oldacre 4040 Woodlawn Drive, #22 Nashville, TN 37205	Franklin American Mortgage Company 501 Corporate Centre Drive ,#400 Franklin, TN 37067	MAP 103160H PARCEL 01000CO

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles D. Biter**, unmarried, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **William Hunter Oldacre**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 22 of Stanford Place, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, *et seq.* of the Tennessee Code Annotated, under the Master Deed establishing Stanford Place of record in Book 10018, Page 140, and By-Laws of record in Book 10018, Page 150 as amended in Book 10058, Page 623, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof to said Master Deed.

Being the same property conveyed to Charles D. Biter by deed from Emily K. Johnston Hardcastle and MacDonald K. Hardcastle of record in Instrument Number 20050121-0008167, in the Register's Office for Davidson County, Tennessee, dated January 21, 2005.

This conveyance is made subject to:

1. All matters contained in the Master Deed establishing a Horizontal Property Regime of Stanford Place of record in Book 10058, page 140, and By-Laws of record in Book 10018, page 150 and amended in Book 10058, page 623, Register's Office for Davidson County, Tennessee.
2. All maters shown on the plan attached to master deed as Exhibit B of record in Book 10058, page 140, Register's Office of Davidson County, Tennessee.
3. All matters shown on the plat of record in Plat Book 5210, page 341, Register's Office of Davidson County, Tennessee.

This is improved property known as: 4040 Woodlawn Drive, #22, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself and his successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 1st day of November, 2007.

Charles D. Biter

Davidson County DEEDWARR
Recvd: 11/06/07 15:07 2 pgs
Fees:13.00 Taxes:962.00
20071106-0131121

STATE OF TENNESSEE

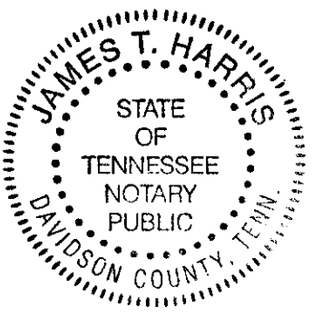
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Charles D. Biter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 1st day of November, 2007.

Notary Public

My commission expires:



My Commission Expires MAY 23, 20[illegible]