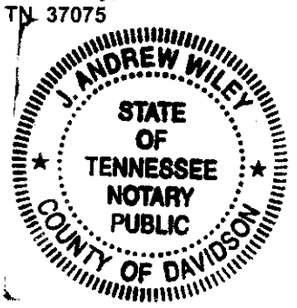
Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075



STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $94,000.00

Bonnie Brothers
Affiant

Subscribed and sworn to before me, this 1st day of November, 2007.

Notary Public
My commission expires: 1/23/10

05-0710-63887

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary E. Brewer 902 Churchill Crossing Madison TN 37115	Franklin American Mortgage Co. 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	034-03-0-B 902.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kara Baxter, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary E. Brewer, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 902, Churchill Crossing Condominiums as set forth in Master Deed recoded in Book 7792, Page 915, and said Unit 902, Phase 5, Building 9, further set forth in amendment recorded in Instrument No. 20050829-0103075, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kara Baxter, unmarried by deed from William Castleman, Trustee, dated 9/20/2006, recorded 9/25/2006, of record in Instrument No. 20060925-0118278, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 902 Churchill Crossing, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/09/07 09:40 2 pgs
Fees:13.00 Taxes:347.80
20071109-0132294

WITNESS my hand this 1st day of November, 2007.

Kara Baxter

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kara Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 1st day of November, 2007.

Notary Public
State of Tennessee at Large

My Commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010