WARRANTY DEED

B-ML-08-1605

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/23/2011 (AFFIX SEAL)

MARY JAYNE MASTERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Wilson Crutchfield & Lowe
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra L. Friedman	FRANKLIN AMERICAN MORTGAGE	
1605 North Observatory Drive (ADDRESS)	(NAME) 501 CORPORATE CENTRE DR. (ADDRESS)	MAP 117-160
Nashville, TN 37205 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	PARCEL 014.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MATTHEW J. LEDERER AND LORI S. ROGERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBRA L. FRIEDMAN AND RICHARD D. FRIEDMAN, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 66, GREEN HILLS SUBDIVISION, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 128, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW J. LEDERER AND LORI S. ROGERS, BOTH UNMARRIED BY WARRANTY DEED FROM PAUL POLYCARPOU, RECORDED ON THE 24TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060324-0033790, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

LORI S. ROGERS IS NOW MARRIED TO MATTHEW J. LEDERER AND KNOWN AS LORI R. LEDERER.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE(S) 128, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1605 North Observatory Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 06/26/08 15:37 2 pgs
Fees:13.00 Taxes:2386.50

20080626-0066087

Witness my/our hand(s) this 18th day of June, 2008.

Matthew J. Lederer

Lori S. Rogers n/k/a Lori R. Lederer

STATE OF Tennessee
COUNTY OF Davidson

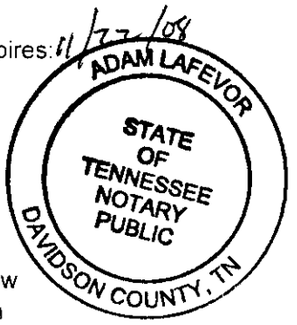
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew J. Lederer and Lori S. Rogers n/k/a Lori R. Lederer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903