THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***280,000.00

Affiant

Subscribed and sworn to before me this 27 day of June, 2008.

Notary Public

My Commission Expires: 9.30.09

Davidson County DEEDWARR
Recvd: 06/30/08 12:42 2 pgs
Fees:13.00 Taxes:1036.00
20080630-0067120

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Frank J. Delfino 3017 Woodlawn Drive Nashville, Tennessee 37215	Frank J. Delfino P.O. Box 1525 Columbia, TN 38402	MAP 117-02-0 D PARCEL 004.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($***280,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Equity Mortgage, Inc., a Tennessee corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Frank J. Delfino and wife, Donna K. Delfino (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 4 on the Plan of The Clairmont Condominiums of record in Book 6200, page 551, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of the property.

BEING the same property conveyed to Equity Mortgage, Inc., by Quitclaim Deed dated April 21, 2008, from Martha Dettwiller of record as Instrument No. 20080428-0042827 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3017 Woodlawn Drive, Nashville, Tennessee 37215.

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 and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of The Clairmont Condominiums of record in Book 6200, page 551, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21 day of June, 2008, as the duly authorized officer of said corporate party.

EQUITY MORTGAGE, INC.

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dan Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Equity Mortgage, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 21 day of June, 2008.

_____
Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY