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 #0903046 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Dana B. Smith Affiant Subscribed and sworn to before me this 1st day of April, 2009. Linda J. Boggess Notary Public My commission expires:

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Lea Carol Owen 122 Kenner Avenue Nashville, TN 37205	AmTrust Bank, C/o First American Real Estate Tax Service, 1 First American Way, Mail Code: DFW 1-5, Westlake, TX 76262 Attn: Client Services	Map 116-03 Parcel 59

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, **Barbara A. Orbison**, an unmarried widow, (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **Lea Carol Owen**, unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 9 on the Plan of Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee and as described as follows:

Said part of lot fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines, 243.7 feet on the north line and 240.5 feet on the south line, to a 10 foot reserved strip and measures 50.08 feet thereon.

Being the same property conveyed to Barbara A. Orbison by deed from Broadway Properties, LP, a Tennessee Limited Partnership, of record as Instrument No. 20031217-0179922, in the Register's Office for Davidson County, Tennessee, dated December 9, 2003.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by Grantee.
2. All matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.

This is improved property known as: 122 Kenner Avenue, 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 she 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 herself and her 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 April, 2009.

Barbara A. Orbison

BILL GARRETT, Davidson County
Trans:T20090022013 DEEDWARR
Recvd: 04/02/09 15:53 2 pgs
Fees:13.00 Taxes:1017.50

20090402-0030034

STATE OF TENNESSEE

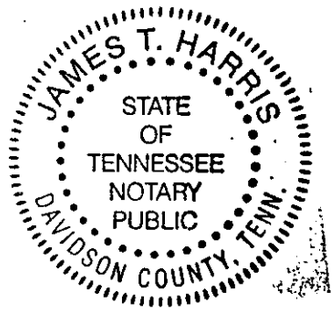
COUNTY OF DAVIDSON

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

Witness my hand and official seal, at office, this 1st day of April, 2009.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009