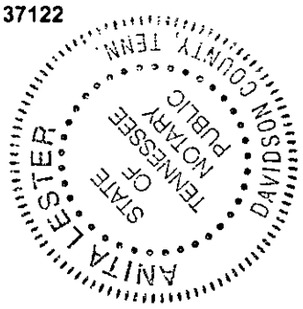
Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122



STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Marie Bradford
Affiant

Subscribed and sworn to before me, this 29th day of April, 2009.

Notary Public
My commission expires: 1-9-12

06-0904-73484

Address of New Owner:	Send Tax Bills to:	Tax Information
Evelyn Clara Brown 110 Donelsonwood Drive Nashville TN 37214	FRANKLIN AMERICAN MORTGAGE 501 CORPORATE CENTRE DR STE. 400 FRANKLIN, TN 37067	096-02-0-025.00

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, Edras Garcia, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Evelyn Clara Brown, 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 Lot No. 3, on the Plan of Donelsonwood, of record in Plat Book 2083, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edras Garcia by deed from James S. Ozm, dated August 31, 2005, recorded September 9, 2005, of record in Instrument No. 20050909-01 08734, 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.

Inocencio Garcia, spouse of Grantor, joins in the execution of this document for the purposes of conveying his marital interests, if any.

This property is improved property known as 110 Donelsonwood Drive, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20090030015 DEEDWARR
Recvd: 05/06/09 10:37 2 pgs
Fees:13.00 Taxes:333.00
20090506-0041537

WITNESS my hand this 30 day of April, 2009.

Edras Garcia

Inocencio Garcia

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 30 day of April, 2009.

Notary Public
Davidson

My Commission expires: 01/17/12

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires January 17, 2012