WARRANTY DEED

BOX 50-B

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $460,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 31 day of August, 2009

Notary Public
My Commission expires 1-9-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason L. Daniels	FRANKLIN AMERICAN MTG	117-12-0-067.00
1490 Woodmont Boulevard	5CK CORPORATE CTR N.	
Nashville, TN 37215	FRANKLIN, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **5789 Mango Cay Holdings, LLC, a Minnesota limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason L. Daniels and Negar S. Daniels, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6, of Block "C" on the plan of Galecrest Subdivision No. 2, of record in Book 974, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 6 fronts 75 feet 2 inches on the northerly side of Woodmont Avenue and runs back between lines 203 feet on the easterly line and 200 feet on the westerly line to a dead line and measures 75 feet thereon.

Being the same property conveyed to 5789 Mango Cay Holdings, LLC, by deed from Harry Joe Hibbett, William Hibbett, III, Margaret Louise Jamison, Melinda J. Gibbs, and Catherine Miller, Devisees under Last Will and Testament of J.B. Hibbett, deceased, on October 14, 2008, of record in Instrument Number 20081023-0106079, Register's Office for Davidson County, Tennessee.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 117-12-0-067.00.
- Subject to all matters as shown on the Plan of record in Book 974, page 20, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4656, page 142; and Instrument Number 20080825-0087202, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1490 Woodmont Boulevard, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this August 31, 2009.

5789 Mango Cay Holdings, LLC,
a Minnesota limited liability company

BY:
Robert Dufresne, Member

BILL GARRETT, Davidson County
Trans:T20090059824 DEEDWARR
Recvd: 09/01/09 12:39 2 pgs
Fees:13.00 Taxes:1702.00

20090901-0082000

Minnesota (TN)

STATE OF ~~TENNESSEE~~

COUNTY OF Washington

On this 28 day of August, 2009 before me, appeared Robert Durfesne, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the authorized member of 5781 MAGNOLIA BLVD, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said _____, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Theresa M Smidt My Commission Expires: Jan. 31, 2011
NOTARY PUBLIC

THERESA M. SMIDT
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2011