[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Baird R. Faulkner	SUNTRUST BANK, NASHVILLE, N.A.	MAP and PARCEL
[Jane J. Faulkner	Attn: Tax Dept.	
[668 Granwood Boulevard	P.O. Box 305110, 7th Floor	63-16A-47CO
[Old Hickory, TN 37138	Nashville, TN 37230-5110	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Victor E. Froggatt and Brenda A. Froggatt, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Baird R. Faulkner and Jane J. Faulkner, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 54 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Book 6900, Page 405, as amended in Book 6900, Pages 550 thru 552, and corrected in Book 7462, Page 445, and amended in Book 8181, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Victor E. Froggatt and wife, Brenda A. Froggatt by warranty deed from Joe E. Amos and wife, Sherry A. Amos of record in Book 8766, Page 459, Register's Office, Davidson County, Tennessee.

This is property with a common address of 668 Granwood Boulevard, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Plat appearing of record in Book 6900, Page 405, as amended in Book 6900, Pages 550 thru 552, and corrected in Book 7462, Page 445, and amended in Book 8181, Page 122, all of said Register's Office; 3) Declaration of Covenants, Conditions and Restrictions appearing of record in Book 7351, Page 852, said Register's Office; 4) First Amendment to the Declaration of Covenants, Conditions and Restrictions appearing of record in Book 7451, Page 739, said Register's Office; 5) Second Amendement of Declaration of Covenants, Conditions and Restrictions appearing of record in Book 8336, Page 393, said Register's Office; 6) Charter appearing of record in Book 7431, Page 204, and in Book 8517, Page 762, both of said Register's Office; 7) Articles of Amendment to the Charter appearing of record in Book 8833, Page 216, said Register's Office.**

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $130,000.00
[
[Affiant
[Subscribed and sworn before me this 23rd day of September, 1996.
[
[My Commission Expires: 5/23/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **20th** day of **September, 1996.**

Victor E. Froggatt
Victor E. Froggatt

Brenda A. Froggatt
Brenda A. Froggatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Victor E. Froggatt and Brenda A. Froggatt, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **20th** day of **September, 1996.**

Notary Public
My Commission Expires:

File No. 9609-392

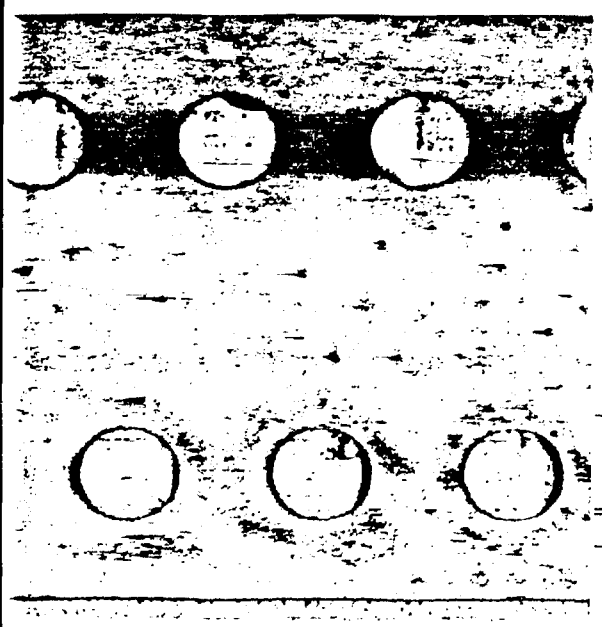
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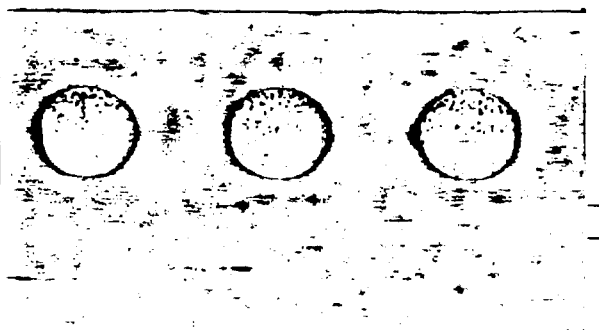
IDENTIFICATION REFERENCE

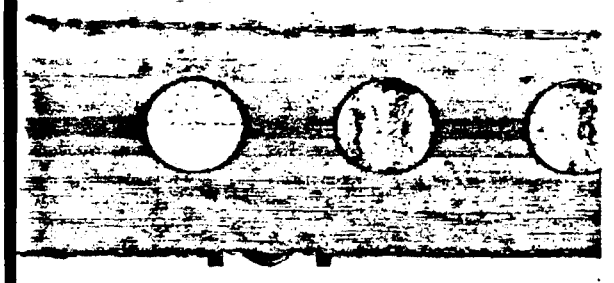
96 OCT -2 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5412 13/02 0101 03CHECK 490.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10211 PG 436

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	490.00
			CHECK	490.00
10/02/96	01		09:41 0001	5412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231794
IDENTIFICATION REFERENCE

96 OCT -2 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072494

No. [redacted]