Instr:200006200061302 Page: 1 OF 2
REC'D FOR REC 06/20/2000 11:20:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $399.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Melinda L. Franklin
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of June, 2000.

Notary Public

My Commission Expires: 1/18/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Melinda L. Franklin
926 Carolyn Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 072-09-0-337.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Greg Fox and Kelly Walker, both unmarried as tenants in common with right of survivorship,** hereinafter referred to as Grantors, hereby transfer and convey to **Melinda L. Franklin, an unmarried woman,** hereinafter referred to as Grantees, their heirs 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. 99 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Greg Fox and Kelly Walker, both unmarried as tenants in common with right of survivorship by Warranty Deed from Eric J. Peterson, married of record in Book 11457, page 522 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 843, page 60 in the Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 926 Carolyn Avenue, Nashville, Tennessee 37216.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs 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. 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 my hand this 16th day of June, 2000.

Greg Fox

Kelly Walker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Fox and Kelly Walker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2000.

Notary Public

11-18-01
My Commission Expires

01963-BW