This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL TO:	MAP-PARCEL NO.
Dan M. Frankum and wife, Meredith Frankum 5525 Stanley Chapel Road Union City, Tennessee 38261	SAME	Map 129-8 Parcel 122

Davidson County DEEDWARR
Recvd: 02/27/02 15:33 2pgs
Fees:13.00 Taxes:980.50

20020227-0025203

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **Maria M. Wood**, unmarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **Dan M. Frankum and wife, Meredith Frankum** ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 of Block "D" on the second revised plan of Highlands of Belle Meade No. 2 of record in Book 1130, page 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Maria M. Wood by deed from Alvin K. Smith, II and wife, Noel K. Smith of record in Instrument No. 20010813-0087211, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County Taxes, a lien not yet due and payable

(2) Subject to all matters shown on the Plan of record in Book 1130, page 62 and 63, Register's Office for Davidson County, Tennessee.

(3) The Mortgage Loan Inspection dated November 22, 1999 by John Kohl & Company, P.C. reveals the front of the house encroaching over the 50' minimum building setback line.

This is improved property commonly known as 105 Brookfield Avenue, Nashville, Davidson County, Tennessee 37205.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 26th day of February, 2002.

Maria M. Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, **Maria M. Wood,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of February, 2002.

Notary Public

My Commission Expires: 5/26/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Sworn to and subscribed before me this 26 day of February, 2002.

Notary Public

My Commission Expires: 5/26/09