19-B

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***324,000.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 2003.

Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 03/12/03 09:45 2pgs
Fees:13.00 Taxes:1198.80
20030312-0032798

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP & PARCEL NOS. |
|---|---|---|
| ROBERT E. FRANKUM<br>3733 West End Avenue #203<br>Nashville, Tennessee 37205 | ROBERT E. FRANKUM<br>3733 West End Avenue #203<br>Nashville, Tennessee 37205 | MAP 104-9-L<br>PARCEL 203 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FOUR THOUSAND AND 00/100 DOLLARS ($***324,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, NICHOLAS ERIK SIEVEKING, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto ROBERT E. FRANKUM and wife, DIANA FRANKUM, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 203, Westende Condominiums, as of record in Plat Book 7288, page 123 through 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Nicholas Erik Sieveking by deed from Charles S. Brown, an unmarried man, and Wallace Holt, an unmarried man, of record as Instrument No. 20001102-0108883 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3733 West End Avenue #203, Nashville, Tennessee 37205.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Westende Condominiums of record in Plat Book 7288, page 123 through 127, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of March, 2003.

NICHOLAS ERIK SIEVEKING

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas Erik Sieveking, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2003.

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee