THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20459**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,500.00. Affiant Subscribed and sworn to before me, this 17th day of April, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 20, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS JEFFREY L. FRANKLIN 1923 18th Ave. South Nashville, Tennessee 37212	SUNTRUST MORTGAGE, INC. 201 Fourth AVe., N., 7th Floor Nashville, Tennessee 37219	MAP 104-12 PAR 223 FB 24W1990

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Henriette Schubert , Friederike Urban, Ulrich Mosig, Sophie Mosig, Konrad Mosig, Johanna Mosig, and Ute Mosig, Devisees under the Last Will and Testament of Gisela Mosig,("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jeffrey L. Franklin and wife, Dana K. Franklin ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1923 18th Ave. South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2003.

Henriette Schubert, by Dieter Sevin ATTY in fact

Henriette Schubert, by Ingrid Sevin ATTY in fact
Henriette Schubert, Devisee
By Dieter Sevin and Ingrid Sevin,
Attorneys-in-Fact

Friederike Urban, by Dieter Sevin ATTY in fact

Friederike Urban, by Ingrid Sevin ATTY in fact
Friederike Urban, Devisee
By Dieter Sevin and Ingrid Sevin,
Attorneys-in-Fact

Ulrich Mosig, by Dieter Sevin ATTY in fact.

Ulrich Mosig, by Ingrid Sevin, ATTY in fact
Ulrich Mosig, Devisee
By Dieter Sevin and Ingrid Sevin,
Attorneys-in-Fact

Sophie Mosig, by Dieter Sevin ATTY in fact

Sophie Mosig, by Ingrid Sevin, ATTY in fact
Sophie Mosig, Devisee
By Dieter Sevin and Ingrid Sevin,
Attorneys-in-Fact

Konrad Mosig, by Dieter Sevin ATTY in fact.

Konrad Mosig, by Ingrid Sevin ATTY in fact
Konrad Mosig, Devisee
By Dieter Sevin and Ingrid Sevin,
Attorneys-in-Fact

Johanna Mosig, by Dieter Sevin ATTY in fact

Johanna Mosig, by Ingrid Sevin ATTY in fact
Johanna Mosig, Devisee
By Dieter Sevin and Ingrid Sevin,
Attorneys-in-Fact

Davidson County DEEDWARR
Recvd: 04/24/03 13:48 3pgs
Fees:18.00 Taxes:627.15
20030424-0055228

Ute Mosig, Devisee
By Dieter Sevin and Ingrid Sevin,
Attorneys-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Dieter Sevin and Ingrid Sevin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorneys-in-Fact for the said Henriette Schubert, Friederike Urban, Ulrich Mosig, Sophie Mosig, Konrad Mosig, Johanna Mosig, and Ute Mosig and is authorized by the said Henriette Schubert, Friederike Urban, Ulrich Mosig, Sophie Mosig, Konrad Mosig, Johanna Mosig and Ute Mosig to execute this instrument on their behalf.

Witness my hand, at Office, this 17th day of April, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Schedule "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 41 in Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for Davidson County, Tennessee, as follows:

Said part of said Lot fronts 50 feet on the westerly side of Baxter Boulevard, now 18th Avenue South, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Gisela Mosig by deed from Elizabeth C. Finch, Eva C. Jackson, Johnny P. Crymes, Theodore Crymes, Albert D. Crymes, Rufus Crymes, Claude A. Crymes, Grover L. Crymes, Linda Mayfield Vistal, and Mary Elizabeth Mayfield Hardy of record in Book 4987, page 140, said Register's Office. Gisela Mosig has since died and devised said property to Henriette Schubert, Friederike Urban, Ulrich Mosig, Sophie Mosig, Konrad Mosig, Ute Mosig, and Johanna Mosig by Will of record in Will Book 5080, page 1025500, Probate Court for Davidson County, Tennessee.