RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42351

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/03 13:29 2pgs
Fees:13.00 Taxes:879.49

20030826-0123707

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of August, 2003

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAR 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Frank	Cavalry Banking	118-6-37.01
912 Gale Lane	2209 Crestmoor Road #320	
Nashville, TN, 37204	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Fredjoseph Goldner and wife, Carmen M. Goldner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Robert M. Frank

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:

Land in Davidson County, Tennessee, being the easterly 75 feet of the southerly one half of Lot No. 21 on the Map and survey showing the subdivision of a part of the Vaulx Property, not of record, described according to a survey made by Erie Drake, County Surveyor for said County, July 1, 1921, as follows, to wit:

Beginning on the northerly margin of Gale Lane at a point 456.7 feet westerly from the westerly margin of James Avenue, formerly Alvan Avenue; thence northerly 240.50 feet with the line between Lot Nos. 21 and 22 to a point halfway between Gale Lane and Midway Avenue; thence westerly 75 feet; thence southerly 235 feet, more or less, to a point on the northerly margin of Gale Lane 1061.07 feet easterly from the easterly margin of Craig Avenue; thence with the northerly margin of said Gale Lane easterly 75 feet to the beginning.

Being the same property conveyed to Fredjoseph Goldner and wife, Carmen M. Goldner by deed from Bruce F. Tierney and wife, Cynthia L. Tierney, of record in Book 10763, page 118, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 912 Gale Lane, Nashville, TN 37204

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 15th day of August, 2003

Fredjoseph Goldner

Carmen M. Goldner

AIF

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 Fredjoseph Goldner, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2003.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25 [illegible]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 15th day of August, 2003, before me personally appeared FRED JOSEPH GOLDNER, to me known to be the person who executed the foregoing instrument in behalf of CARMEN GOLDNER, A/K/A CARMEN M. GOLDNER, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said CARMEN GOLDNER, A/K/A CARMEN M. GOLDNER, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25 [illegible]