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Davidson County DEEDWARR
Recvd: 12/02/03 14:00 2pgs
Fees:13.00 Taxes:1665.00
20031202-0173190

FROM: Michael J. Richardson and wife, Janet Richardson

TO: Michael Brett Franklin and wife, Christy Franklin

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Michael Brett Franklin 103 Rolling Mill Road Old Hickory, TN 37138	(Same)	Map 54-9 Parcel 40

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2003.

Notary Public

My Comm. Expires: 7/21/07

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Michael J. Richardson and wife, Janet Richardson, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Michael Brett Franklin and wife, Christy Franklin, hereinafter called "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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 34 on the Plan of Brandywine Farms, Section I, as of record in Book 3600, pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for a more particular description of said lot.
>
> Being the same property conveyed to Michael J. Richardson by deed from Betty Sue Latimer Primrose, of record in Book 6176, page 705, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. All matters shown on the plan of record in Book 3600, pages 79 and 80, said Register's Office.

2. Restrictive covenants of record in Book 3816, page 544, as amended in Book 3825, page 984, said Register's Office, and extended in Book 6371, page 372, said Register's Office.

This is improved property known as 103 Rolling Mill Road, Old Hickory, Tennessee 37138.

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 successors and assigns, forever, and GRANTORS further covenants and bind themselves, their heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. 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 our hand this 26th day of November, 2003.

Michael J. Richardson

Janet Richardson

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 Michael J. Richardson and Janet Richardson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

JEANETTE L. RAMER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.