Davidson County DEEDWARR
Recvd: 02/19/04 12:35 3pgs
Fees:18.00 Taxes:270.10
20040219-0019273

THIS INSTRUMENT PREPARED BY:
Scott T. Lyon
Beam, Miller & Rogers, PLLC
P.O. Box 280240
709 Taylor Street
Nashville, TN 37228

FROM: Suzanne C. Franks, a married person ("GRANTOR")

TO: Dave R. Franks and wife, Patricia L. Franks ("GRANTEE")

ADDRESS NEW OWNER:
Dave R. Franks and
wife, Patricia L. Franks
3704 Folkstone Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Dave R. Franks and
wife, Patricia L. Franks
3704 Folkstone Drive
Antioch, TN 37013

MAP-PARCEL NO.:
136-16-14

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Seventy Three Thousand and NO/100 Dollars ($73,000.00) and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, Suzanne C. Franks, a married person, have bargained and sold, and by these presents do transfer and convey unto Dave R. Franks and wife, Patricia L. Franks, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76-B, zone lot division, of Lots 74 thru 77, on the Plan of Chelsea of Priest Lake Section 1-A of record in Plat Book 6250, Page 36, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Suzanne C. Franks, unmarried, by deed of record in Book 10432, Page 952, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property, known as 3704 Folkstone Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dave R. Franks and wife, Patricia L. Franks, their heirs and assigns forever.

And I do covenant with the said Dave R. Franks and wife, Patricia L. Franks, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except:

1. Matters shown on the Plan of record in Book 6250, page(s) 36, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 6213, page 806, said Register's Office.

And I, Suzanne C. Franks, a married person, do covenant with the said Dave R. Franks and wife, Patricia L. Franks, that I am 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 I do further covenant and bind myself, my 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 hand this 02 day of ~~January~~ February, 2004.

Suzanne C. Franks

Rommel M. Barbosa joins in this conveyance for the purpose of relinquishing any rights, claims, or interest he may have to the above-described property as the spouse of Suzanne C. Franks. (See attached Exhibit A).

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Suzanne C. Franks, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 2 day of ~~January~~ February, 2004.

NOTARY PUBLIC

My Commission Expires: 9/24/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

AFFIANT

Subscribed and sworn to before me this 02 day of ~~January~~ February, 2004.

NOTARY PUBLIC

My Commission Expires: 9/24/05

EXHIBIT A

This instrument prepared by:
Beam, Miller & Rogers, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

AFFIDAVIT OF ROMMEL M. BARBOSA TO RELINQUISH MARITAL RIGHTS

STATE OF _____)
COUNTY OF _____)

I, Rommel M. Barbosa, after being duly sworn according to law, by executing this Affidavit do hereby depose and state the following:

(1) I am married to Suzanne Carla Franks, who is the current sole owner of record of property located at 3704 Folkstone Drive, Antioch, TN 37013, and as further described in the attached Warranty Deed (the "Property").

(2) I acknowledge that I hereby join in with my spouse in said Warranty Deed for the purpose of relinquishing any marital rights I may have in the Property.

FURTHER AFFIANT SAITH NOT.

FEDERATIVE REPUBLIC OF BRAZIL)
THE FEDERAL DISTRICT)
CITY OF BRASILIA) SS
EMBASSY OF THE UNITED)
STATES OF AMERICA)

Rommel M. Barbosa

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a consular officer of the United States, the within named Rommel M. Barbosa, the within named bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Brasilia, Brazil, this 29th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: INDEFINITE