Davidson County DEEDWARR
Recvd: 06/18/04 09:59 2pgs
Fees:13.00 Taxes:329.30
20040618-0072393

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue, South, Suite 200
Franklin, TN 37064

RETURN TO:

Archer Land & Title
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF _____)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Sharon Chappell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28 day of May, 2004.

Judith L. Knecht
Notary Public
My Commission Expires: My Commission Expires JULY 21, 2007

JUDITH L. KNECHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS:**
Melanie Franklin	Lending Group	131-05-B 354.00 CO
354 Summit Ridge Circle	650 Naamans Road, Suite 101	
Nashville, TN 37215	Claymont, Delaware 19703	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTY N. NEUENSCHWANDER (f/k/a KRISTY N. LAWSON) and husband, ROY P. NEUENSCHWANDER (a/k/a R. PATRICK NEUENSCHWANDER),** hereinafter referred to as Grantor(s), hereby transfers and conveys to **MELANIE FRANKLIN, unmarried,** hereinafter referred to as Grantee(s), his/her/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 Unit No. 354, on the plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to KRISTY N. LAWSON (n/k/a KRISTY N. NEUENSCHWANDER) by Warranty Deed from MARY ANN MURPHREE of record as Instrument No. 20001002-0097152, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **354 Summit Ridge Circle, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 28 day of May, 2004.

Kristy N. Neuenschwander
KRISTY N. NEUENSCHWANDER (f/k/a KRISTY N. LAWSON)

Roy P. Neuenschwander
ROY P. NEUENSCHWANDER (a/k/a R. PATRICK NEUENSCHWANDER)

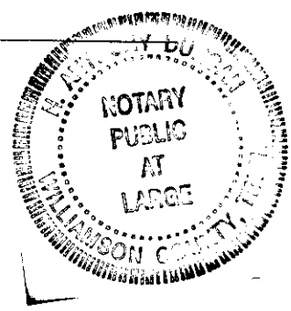
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **KRISTY N. NEUENSCHWANDER (f/k/a KRISTY N. LAWSON)**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of May, 2004.

Notary Public

My Commission Expires: 1/21/06



STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ROY P. NEUENSCHWANDER (a/k/a R. PATRICK NEUENSCHWANDER)**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of May, 2004.

Notary Public

My Commission Expires: 1/21/06

