RECORD AND RETURN TO:
Heritage Title Services, LLC
One Lakeview Plaza
25 Century Blvd., Suite 505
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2005.

NOTARY PUBLIC

My commission expires: 11/22/08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 02/04/05 14:07 2 pgs
Fees:13.00 Taxes:403.30
20050204-0013397

THIS INSTRUMENT PREPARED BY:
Heritage Title Services, LLC, One Lakeview Plaza, 25 Century Blvd., Suite 505, Nashville, TN 37214

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TASHUNDA FRANKLIN et vir 2940 Baby Ruth Lane #12 Antioch, Tennessee 37013	Same as new owner	163-11-0-E-39.00CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINE THOUSAND and NO/100 ($109,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **SIGNATURE DEVELOPMENT, INC., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **TASHUNDA FRANKLIN and husband, MYRON FRANKLIN,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being all of Unit #12, Oak Grove Townhomes, according to survey and plat appearing of record in Instrument Number 20021126-0146722, Register's Office for Davidson County, to which reference is made for a more complete description.

Being a portion of the property conveyed to Signature Development, Inc., by deed from Michael G. Bollinger and wife, Sheila T. Bollinger, of record in Instrument Number 20020307-0028431, as corrected in Instrument Number 20030425-0056111, both of the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision Plan of record in Instrument No. 20021126-0146722; to Master Deed of record in Instrument Number 20020930-00118631 and in Instrument No. 20050511-0053733; to By-Laws of record in Instrument No. 20020930-0118631; to an easement of record in Book 3843, page 727; to a Stormwater Detention Agreement of record in Instrument Number 20021015-0126623; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2940 Baby Ruth Lane #12, Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2004 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HAND, this the 28th day of January, 2005.

SIGNATURE DEVELOPMENT, INC.

BY: _____

BRIAN BURNS, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of January, 2005, before me, appeared Brian Burns, to me personally known (or proved to me on the basis of satisfactory evident), who, being by me duly sworn (or affirmed) did say that he is the President of SIGNATURE DEVELOPMENT, INC., a Tennessee corporation, and that said instrument was signed in behalf of said corporation, and he acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand at office this the day and year above written.

Leeza Osborne
Notary Public

My commission expires: 11/22/08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008