This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050103

Davidson County DEEDWARR
Recvd: 04/11/05 14:15 4 pgs
Fees:23.00 Taxes:448.44
20050411-0039824

Send Tax Bills To:
Hallum Builders Inc
5203 Elkins Ave
Nashville TN 37209

New Owner is:
Hallum Company Builders, Inc.
5203 Elkins Avenue
Nashville, TN 37209

MAP: 91-15
PARCEL: 125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Melissa Francis ,unmarried, and Robert Francis, and Jennie Francis, husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hallum Company Builders, Inc.** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being a part of Block No. 12 on the Plan of Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and being more particularly described according to a survey made by John B. Kohl, III, dated September 27, 1989, as follows:

BEGINNING at a point in the southerly margin of Elkins Avenue, 50 feet westerly from the Southwest corner of 52nd Avenue North (also known as 11th Street) and Elkins Avenue; thence running in a southerly direction and parallel to 52nd Avenue North, 200 feet to a point; thence in a westerly direction and parallel with Elkins Avenue, 50 feet to a point; thence in a northerly direction, 200 feet to the southerly margin of Elkins Avenue; thence in an easterly direction along Elkins Avenue, 50 feet to the point of BEGINNING.

Being the same property conveyed to Melissa Francis, unmarried and Robert Francis, married, from Lee Anne Turner, unmarried, by Warranty Deed dated April 12, 1993 and recorded April 14, 1993 in Book 8916, page 547, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

_____ Sellers Ints.

JPF

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5 day of April, 2005.

GRANTOR:

Melissa Francis

Robert Francis

Jennie Francis

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Melissa Francis ,unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 6 day of April, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $121,200.00.

Affiant

SWORN TO and subscribed
before me this 6 day of
April, 2005.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: My Commission Expires Nov. 25, 2006

ACKNOWLEDGEMENT

STATE OF North Carolina)
COUNTY OF Henderson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert Francis and Jennie Francis, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of April, 2005.

SYLVIA MAXWELL
NOTARY PUBLIC
HENDERSON COUNTY, NC

Sylvia Maxwell
Notary Public

My Commission Expires: May 16, 2009

STATE OF TN)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $121,200.00.

Affiant

SWORN TO and subscribed before me this 5 day of April, 2005

BYLITHE BOND SANDERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

My Commission Expires Nov. 25, 2006