WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

X Michael Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

FILED FOR RECORD

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael Franklin	NBank, N.A.	Map 73
2605 Sandy Drive	1255 Lakes Pkwy., Bldg. 200, Ste. 201	Group 5
Nashville, TN 37216	Lawrenceville, GA 30043	Parcel 195

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 of which is hereby acknowledged, we

Cynthia N. Moore, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael Franklin and wife, Karen Franklin
hereinafter called the 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for said County.

Said Lot 13 fronts 80 feet on the northwesterly side of Sandy Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Harold W. Moore and wife, Cynthia N. Moore by deed from A.L. Murphy and wife, Loreen Murphy, of record in Book 2303, Page 38, dated October 25, 1954, Register's Office for said County. The said Harold W. Moore now being deceased.

This conveyance is subject to Restrictions of record in Book 2087, Page 453, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 133, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2605 Sandy Drive, Nashville, TN 37216

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 19th day of April, 2005.

Cynthia N. Moore
Cynthia N. Moore

Davidson County DEEDWARR
Recvd: 04/21/05 11:35 2 pgs
Fees:13.00 Taxes:421.80

20050421-0044446

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 Cynthia N. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2005.

My Commission Expires: 01/27/07

Notary Public

