This Instrument Was Prepared By:

Kirk C. Waite, Attorney
7123 Crossroads Boulevard
Suite A
Brentwood, TN 37027

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me,
This 1st day of June, 2005

Notary Public

My Commission Expires: 1/24/09

Address New Owner	Send Tax Bills to:	Map-Parcel
Dayanand A. Franklin 2605 Belcourt Avenue Nashville, TN 37212	SUN TRUST 201 4th Ave N NASHVILLE, TN 37209	104-7-298

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, David J. Hinkle and wife, Julie F. Hinkle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dayanand A. Franklin and wife, Shelley L. Franklin hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land situated in the Second Civil District of Davidson County, Tennessee being Lot No. 31 and the easterly 45.8 feet of Lot No. 30 on the Plan of Rich's Re-Subdivision of Lot Nos. 17,18,19,33,34,35 and original Lot Nos. 20 to 32, inclusive, and 36 to 48, inclusive, in Marshall & Stokes Subdivision of record in Book 547, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David J. Hinkle and wife, Julie F. Hinkle by deed from David E. Malone, unmarried of record in Instrument No. 200107060072090, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2005 and subsequent years.
2. Subject to all matters set forth in Plat of record in Plat Book 547, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2605 Belcourt Avenue Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 06/06/05 15:13 2 pgs
Fees:13.00 Taxes:1073.00

20050606-0064436

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of June, 2005

David J. Hinkle
by Kirk C. Waite, atty in fact
David J. Hinkle by Kirk C. Waite, Attorney In Fact

Julie F. Hinkle
by Kirk C. Waite, atty in fact
Julie F. Hinkle by Kirk C. Waite, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 1st day of June, 2005, before me personally appeared Kirk C. Waite to me known to be the person described in and who executed the foregoing instrument on behalf of David J. Hinkle and as per the Power of Attorney signed David J. Hinkle of record in Instrument No. _____ ,Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by his free act and deed on behalf of said David J. Hinkle.

Witness my hand and official seal.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

Notary Public

My Commission Expires: 11-25-06

State of Tennessee
County of Davidson

On this 1st day of June, 2005, before me personally appeared Kirk C. Waite to me known to be the person described in and who executed the foregoing instrument of behalf of Julie F. Hinkle as per Power of Attorney signed by Julie F. Hinkle of record in Instrument No. _____ Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same by his free act and deed on behalf of said Julie F. Hinkle.

Notary Public

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 25, 2006

My Commission Expires: 11-25-06