THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24485-07-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $216,051.50 Affiant Subscribed and sworn to before me this 21st day of July, 2005. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public My Commission Expires

WARRANTY DEED

Address New Owner: Robert Frankum Diana Frankum 3198 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.117.07-0B Parcel No. 307

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Candice M. Johnson, Trustee of the Candice M. Johnson Trust dated January 21, 1997, Candice M. Johnson, unmarried and Karen J. Speed, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Frankum and wife, Diana Frankum** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3198 Hillsboro Pike, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of July, 2005.

Candice M. Johnson, Trustee By Karen J. Speed, AIF
Candice M. Johnson, Trustee
By Karen J. Speed, Attorney-in-Fact

Karen J. Speed

Candice M. Johnson by Karen J. Speed, AIF
Candice M. Johnson
By Karen J. Speed, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 07/22/05 15:37 2 pgs
Fees:13.00 Taxes:799.39
20050722-0085777

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen J. Speed, 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, at office, this 21st day of July, 2005.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

My Commission Expires:

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen J. Speed, 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 and who further acknowledged that she is the Attorney-in-Fact for the said Candice M. Johnson, Trustee and Candice M. Johnson, individually, and is authorized by the said Candice M. Johnson, Trustee and Candice M. Johnson, individually, to execute this instrument on her behalf.

Witness my hand, at office, this 21st day of July, 2005.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 307, together with Garage No. G-11 and Storage Aea S-11 on the Plan of The Claridge of record in Plat Book 5800, page 63, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Claridge Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5896, page 607, said Register's Office.

Being the same property conveyed to Candice M. Johnson, unmarried, by deed dated September 13, 1989 from Paul E. Pinson and wife, Mary Young Pinson, of record in Book 7939, page 896, and by deed of correction of record in Book 8256, page 809, Register's Office for Davidson County, Tennessee and being the same property conveyed to Candice M. Johnson Trust dated January 21, 1997, by quitclaim deed dated January 27, 1997 from Candice M. Johnson of record in Book 10351, page 55, said Register's Office. Candice M. Johnson Trust dated January 21, 1997 has since conveyed a one-half interest in said property to Karen J. Speed by quitclaim deed of record as Instrument No. 20031229-0183313, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of The Claridge Homeowners' Association of record in Book 5822, page 328, amended in Book 7687, page 221;
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Claridge Homeowners' Association, of record in Book 5896, page 607;
4. All matters appearing on the Plan of record as Book 5800, page 63; and
5. Storm water detention agreement of record in Book 5861, page 550, Register's Office for Davidson County, Tennessee.