SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

2

WARRANTY DEED

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Kristina Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2006

Sonya Sullivan
Notary Public:

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

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:
John Phillip Hanks	Bank of America, N.A.	Map 117
3631 Saratoga Drive	P.O. Box 45140	Group 1
Nashville, TN 37205	Jacksonville, FL 32232-5140	Parcel 29

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

David K. Francis, a/k/a David K. Frances and wife, Andrea L. Francis, a/k/a Andrea L. Taylor Frances

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

John Phillip Hanks

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. 40 and the West 30 feet front and 30.18 feet rear of Lot No. 39, Block A, on the Map of Bellwood, as of record in Plat Book 547, Pages 149 and 150, Register's Office for Davidson County, described as follows:

Said Lot and part of said Lot adjoin and front together 90 feet on the South side of Saratoga Drive, and runs back 171.42 feet on the West line of Lot 40 and 164 feet, more or less, along the East line of the West 30 feet of Lot No. 39, to a dead line in the rear on which it measures 80.18 feet.

Being the same property conveyed to David K. Francis and wife, Andrea L. Francis, by Quitclaim Deed from George E. Mudter, Jr., Trustee, of record in Instrument 20011029-0117596, said Register's Office. See also deed of record in Instrument 20010501-0043754, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Pages 149 and 150; and (3) Restriction and Utility Easement of record in Book 702, Page 743 and Book 716, Page 442, said Register's Office.

Power of Attorney of record in Instrument 20060222-0020655, 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 3631 Saratoga Drive, Nashville, TN 37205

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 our hands this 17th day of February, 2006.

David K Francis by attorney Attorney in fact
David K. Francis

Andrea L. Francis by attorney Attorney in fact
Andrea L. Francis

Davidson County DEEDWARR
Recvd: 02/22/06 11:19 2 pgs
Fees:13.00 Taxes:1443.00
20060222-0020656

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, Anthony Schumann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on behalf of David K. Francis and Andrea L. Francis as their Attorney in Fact as the free act and deed of the within named David K. Francis and Andrea L. Francis.
Witness my hand and official seal at Nashville, Tennessee the 17th day of February, 2006.

My Commission Expires: 1/26/08

Notary Public

