This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Williams Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michael J. Franklin
1203 Woodland Street
Nashville, Tennessee 37206

MORTGAGEE:
Countrywide Home Loans
3011 Armory Drive, Suite 120
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 02/28/06 09:38 2 pgs
Fees:13.00 Taxes:1032.30
20060228-0022779

SEND TAX BILL TO:
Mortgagee

MAP **83-9**
GROUP
PARCEL **146**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert E. Lee, III, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Michael J. Franklin and wife, Adrienne T. 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. 2, Block 1 on the Plan of Andrew Allison Addition, of record in Plat Book 161, page 74, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert E. Lee, III, unmarried by deed from L. M. Hickman and wife, Maureen Hickman of record in Instrument no. 20050607-0065172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1203 Woodland Street, Nashville, Tennessee 37206.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

*Charlene Lee, spouse of Robert E. Lee, III, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **17th** day of **February, 2006.**

Robert E. Lee, III by Robert E. Lee, IV

Charlene Lee by Robert E. Lee, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert E. Lee, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Attorney-in-fact for Robert E. Lee, III and for Charlene Lee**, the bargainors, and that as said Attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the names of Robert E. Lee, III and Charlene Lee as their free act and deed.

WITNESS my hand and official seal this 17th day of February, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $279,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day
of February, 2006.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009