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Davidson County DEEDWARR Recvd: 07/19/06 12:46 2 pgs Fees:13.00 Taxes:1017.50 20060719-0087096	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$275,000.00** Affiant Subscribed and sworn to before me, this the 17th day of July, 2006. Notary Public My commission expires: 11/25/08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Stanley Frank	Suntrust Mortgage, Inc.	**103-12 A 028.00**
4200 West End, #405	201 Fourth Avenue North	
Nashville, TN 37205	7TH Floor Nashville, Tennessee 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Joseph H. Bragg, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stanley Frank and wife, Phyllis Frank

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 Apartment No. 405, Harding House Condominium Apartments, according to the Master Deed of record in Book 4759, Page 665, Register's Office for Davidson County, Tennessee, and as set forth in Plat Book 4675, page 60, in Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Joseph H. Bragg, Jr., an unmarried man by deed dated 4/14/95 from W. E. Rankin, unmarried of record in Book 9648, Page 880, and re-recorded in Book 9674, page 895, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (_X_) Unimproved (____) property, known as **4200 West End, #405, 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 GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 17th day of July, 2006.

Joseph H. Bragg, Jr.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Joseph H. Bragg, Jr.**, the bargainor(s) 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 for the purposes therein contained.

Witness my hand, at office, this **17th** day of **July, 2006.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY