Davidson County DEEDWARR
Recvd: 08/07/06 12:01 2 pgs
Fees:13.00 Taxes:777.00
20060807-0096433

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2006.

Notary Public

My commission expires: 11-25-06
(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
Jennifer S. Ogg	**Wachovia Mortgage Corporation**	**Map 171-03-B, Parcel 200.00**
601 Old Hickory Boulevard, #6	**210 Wildwood Parkway, Suite 100**	
Brentwood, TN 37027	**Birmingham, AL 35209**	

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, I,

Charlene K. Franklin, married

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

Jennifer S. Ogg, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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, TN, being Unit No. 6, Phase Two, Section Six, on the Plan of Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Pages 953 & 954, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlene K. Franklin, an unmarried woman, by deed from Pulte Homes Tennessee Limited Partnership, of record in Instrument #20000412003688 74, Register's Office for Davidson County, Tennessee.

John F. Howell, Jr. joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Charlene K. Franklin.

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

This is improved (__x__) Unimproved (____) property, known as **601 Old Hickory Boulevard, #6, Brentwood, TN 37027**

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 28th day of July, 2006.

Charlene K. Franklin

John F. Howell, Jr.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlene K. Franklin and husband, John F. Howell, 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 and official seal, at Brentwood, Tennessee on this **28th** 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