31-0
Bccb

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Stephen Franklin 1249 Mary Helen Drive Nashville, Tennessee 37220	145-10-73	same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Michael D. Brent and wife LuAnn S. Brent (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Stephen Franklin (the "Grantee"), Grantee's heirs and assigns, certain real property in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Brigid Ann Heights, Section Three (Revised) of record in Book 5210, page 8, Register's Office for Davidson County, Tennessee. Said Lot 7 fronts 242.32 feet on the southerly margin of Mary Helen Drive and extends back 228.22 feet on the northwesterly line and 293.12 feet on the southeasterly line to a line in the rear measuring 187.86 feet thereon.

Being the same property conveyed to Michael D. Brent and wife, LuAnn S. Brent by deed from Alfred D. Sharp, Jr., and wife, Katherine S. Sharp of record in Book 5836, page 734, Register's Office for Davidson County, Tennessee.

This is improved property, commonly known as 1249 Mary Helen Drive, Nashville, Tennessee 37220.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the plans of record in Book 5210, page 8 and in Book 4660, page 101, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me this 8th day of September, 2006.

Notary Public

My Commission Expires:

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 09/08/06 14:30 2 pgs
Fees:13.00 Taxes:2127.50

20060908-0111599

1377966 v1
800000-057 9/7/2006

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenants and binds themselves, their heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 8th day of September, 2006.

Michael D. Brent

LuAnn S. Brent, by Michael D. Brent, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debra Mann, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Brent, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of September, 2006.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debra Mann, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Brent, attorney-in-fact for LuAnn S. Brent, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument as such attorney-in-fact for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 8th day of September, 2006.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 24, 2007