Davidson County DEEDWARR
Recvd: 09/26/06 08:49 4 pg:
Fees:23.00 Taxes:1394.90
20060926-0118810

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Julian Franks 216 Vaughns Gap Road Nashville, Tennessee 37205	Same	Map 129-2 Parcel 55

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, JOHN JULIAN FRANKS and JOHN ALEC FRANKS, CO-TRUSTEES OF THE KATHRYNE JEAN FRANKS FAMILY TRUST, with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto JOHN JULIAN FRANKS ("Grantee"), all of their right, title and interest, in certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section I, West Meade Farms, Inc., as of record in Book 1424, page 47, Register's Office for said county, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Julian Franks and John Alec Franks, as Co-Trustees of the Kathryne Jean Franks Family Trust by executor's quitclaim deed recorded as instrument # 200008170081507, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 216 Vaughns Gap Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his successors and assigns, forever.

GRANTORS covenant and bind themselves, their representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns,

against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantors executed this instrument on this 9th day of September, 2006.

JOHN JULIAN FRANKS, Co-Trustee of the Kathryne Jean Franks Family Trust

JOHN ALEC FRANKS, Co-Trustee of the Kathryne Jean Franks Family Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARGARET E. GRIFFITH, a Notary Public, JOHN JULIAN FRANKS, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he is a Co-Trustee of the Kathryne Jean Franks Family Trust, and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of September, 2006.

Notary Public

My Commission Expires: 11/14/2009

MARGARET E. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

Personally appeared before me, CAROL J. ZIEGLER, a Notary Public, JOHN ALEC FRANKS, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he is a Co-Trustee of the Kathryne Jean Franks Family Trust, and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 2006.

Carol J. Ziegler
Notary Public

NOTARY PUBLIC CAROL J. ZIEGLER STATE OF COLORADO

My Commission Expires: 11-5-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $377,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of Sept, 2006.

Delores Richardson
Notary Public

DELORES RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/19/2009

EXHIBIT A

1. 2006 Taxes, a lien, which is not yet due and payable. (Tax parcel # 129-2-55)
2. Such state of facts an accurate survey would disclose.
3. Existing highway, roadway, and utility easements.