WARRANTY DEED

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Curtis	Same	**Map 103-10**
(NAME)	(NAME)	
5800 Vine Ridge Drive	Same	**Parcel 58**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ernest Baber Franklin III and wife, Judith Grogan Franklin as equal tenants in common** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Curtis, unmarried,** 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. 96 on the Plan of Hillwood Estates, Section 6 of record in Plat Book 2133, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 150 feet on the northwesterly margin of Vine Ridge Road and extends back 298.7 feet on the northeasterly line and 270.5 feet on the southwesterly line to a dead line in the rear, measuring 109.55 feet thereon.

Being the same property conveyed to Ernest Franklin, III and spouse, Judith Grogan Franklin, by deed from Garey M. Keltner and spouse, Elizabeth M. Keltner, of record in Book 10609, page 313, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ernest Baber Franklin, III and wife, Judith Grogan Franklin, as equal tenants in common, by Quitclaim Deed, of record as Instrument No. 20000822-0083168, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3069, page 171, said Register's Office; (c) Restrictive covenants contained in Book 2133, page 96, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5800 Vine Ridge Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, 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.

Witness our hands this 25th day of October, 2006.

Ernest Baber Franklin III

Judith Grogan Franklin

Davidson County DEEDWARR
Recvd: 11/08/06 10:07 2 pg
Fees:13.00 Taxes:1422.65

20061108-0138896

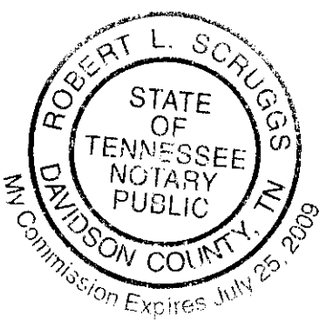
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Ernest Baber Franklin III and Judith Grogan Franklin the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of October, 2006.

Commission expires:



Robert L. Scruggs Notary Public