| Davidson County | DEEDWARR |
|---|---|
| Recvd: 11/08/06 11:14 | 2 pgs |
| Fees:13.00 Taxes:800.68 | |
| **20061108-0138983** | |

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$209,500.00~~ $216,400.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3 DAY OF November, 2006.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gerry A. & Karen C. George<br>812 West Nocturne Drive<br>Nashville, TN. 37202 | Taylor, Bean & Whitaker<br>1417 N. Magnolia Ave.<br>Ocala, FL. 34475 | Map 70-03, Group A<br>Parcel 17 |

For and in 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,

**Jerome Franklin and wife, Annette Franklin**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Gerry A. George and wife, Karen C. George**

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:

BEING LOT NO. 17 ON THE PLAN OF NOCTURNE FOREST, PHASE I, OF RECORD IN BOOK 7900, PAGES 20, 21 AND 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEROME FRANKLIN AND WIFE, ANNETTE FRANKLIN BY DEED FROM CUMBERLAND BUILDERS, INC., DATED NOVEMBER 9, 1998, AND OF RECORD IN BOOK 11219, PAGE 669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Pages 20-22, Register's Office for Davidson County, Tennessee.
3) Property is subject to Nocturne Forest, Phase One, a Planned Unit Development, of record in Book 7900, Pages 220-22, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7993, Page 683, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 7993, Page 683, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for open and common areas granted to Nocturne Forest HOA of record in Instrument Number 20040210-0016036, said Register's Office.
6) Property is subject to an easement for sanitary sewers granted to Metro Government of record in Book 8204, Page 231, said Register's Office.
7) Property is subject to an easement for water lines granted to Metro Government of record in Book 8204, Page 271, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 812 West Nocturne Drive, Nashville, TN 37207
(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 hand(s) this 3 day of November, 2006.

Jerome Franklin

Annette Franklin

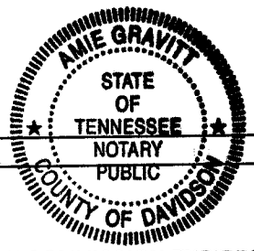
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jerome Franklin and wife, Annette Franklin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of November, 2006.

NOTARY PUBLIC

My Commission Expires:




MY COMMISSION EXPIRES:
SEPTEMBER 25, 2010

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076