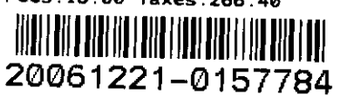
THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03486

Davidson County DEEDWARR
Recvd: 12/21/06 15:24 2 pgs
Fees:13.00 Taxes:266.40



20061221-0157784

Property Address:
1280 Massman Drive, Nashville, TN 37217 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James L. Johnson and wife, Heidi J. Johnson,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Ginger L. Franklin, a single woman,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit No. 28, on the Plan of Copperfield Terrace Condominiums, as shown by plat of record in Book 6250, Page 50, and described by the Master Deed establishing a Horizontal Property Regime of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a special warranty deed from Nationsbanc Mortgage Corporation, dated February 4, 1998, and recorded February 11, 1998, in the Register's Office for Davidson County, Tennessee, in Book 10791, at Page 559.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 15th day of December, 2006.

James L. Johnson {Seal}

Heidi J. Johnson {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 15th day of December, 2006, before me, the undersigned officer, personally appeared James L. Johnson and Heidi J. Johnson, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 9.19.09

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $72,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 15th of December, 2006.

Notary Public

My Commission expires: 9.19.09

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Ginger L Franklin
1280 Massman Drive
Nashville, TN 37217

Person Or Entity Responsible For Payment Of Taxes:
CTX Mortgage Company, LLC
P. O. Box 199114
Dallas, TX 75219-9114Ginger L Franklin

Tax Parcel ID#: 107-14-0-A-028-000-CO