Davidson County DEEDQC
Recvd: 01/30/07 13:33 14 ps
Fees:73.00 Taxes:710.40
20070130-0012396

THIS INSTRUMENT PREPARED BY:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.251.6705

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Joseph Frank, Jr. 198 Forestwood Drive Nashville, TN 37209	Same	103-05-031

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we the undersigned, JOSEPH FRANK, JR., STEPHANIE FRANK LORCH, ELISA LORCH MESSEX, JOSEPH LORCH, REBECCA KAVICH GIRASH, and MARY JANE FRANK SMITH, hereinafter called the Grantors, being all of the residuary heirs and beneficiaries of ELIZABETH C. FRANK, a widow deceased, under her Last Will and Testament and who have entered into a Family Settlement Agreement with each other do hereby by these presents, quitclaim, transfer and convey all of our right, title and interest in said Property unto JOSEPH FRANK, JR., and wife, MARY SUE FRANK, hereinafter called the Grantees, in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Hillwood Park of record in Book 3300, Page 27 and 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to ELIZABETH C. FRANK, unmarried, by WARRANTY DEED from ROBERT B. BOYDSTON and BILLIE C. BOYDSTON, of record in Instrument No. 20060717-0085342, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

The legal description contained herein is the same as that contained in the previous deed of record.

~~To have and to hold the said interest in said Property~~ unto JOSEPH ~~FRANK, JR. and wife~~ MARY SUE FRANK, their heirs and assigns,

~~forever in fee simple~~ Inc.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 198 Forestwood Drive, Nashville, Tennessee, 37209.

This Property was never occupied by us as our primary residence and was a residence of our Mother who was a widow at the time of her death, July ~~13~~ 29, 2006.

JOSEPH FRANK, JR., joins in this conveyance individually and as the EXECUTOR of the ESTATE OF ELIZABETH C. FRANK, to convey any and all interest he may have in said Property.

Witness my hand and seal this 08th day of Jan. 2007.

Joseph Frank Jr.
JOSEPH FRANK, JR.

STEPHANIE FRANK LORCH

ELISA LORCH MESSEX

JOSEPH LORCH

REBECCA KAVICH GIRACH

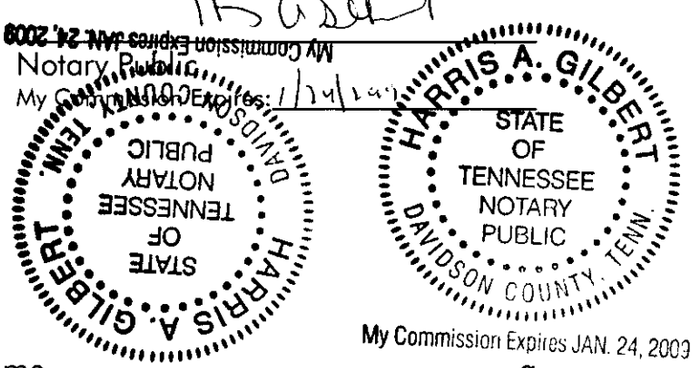
MARY JANE FRANK SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Harris A Gilbert, a Notary Public in and for said county and state, the within named JOSEPH FRANK, JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of Jan 2007.

Harris A Gilbert
Notary Public
My Commission Expires: 1/24/2009



STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named STEPHANIE FRANK LORCH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named ELISA LORCH MESSEX, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

forever in fee simple.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 198 Forestwood Drive, Nashville, Tennessee, 37209.

This Property was never occupied by us as our primary residence and was a residence of our Mother who was a widow at the time of her death, July ~~13~~ 29, 2006.

JOSEPH FRANK, JR., joins in this conveyance individually and as the EXECUTOR of the ESTATE OF ELIZABETH C. FRANK, to convey any and all interest he may have in said Property.

Witness my hand and seal this 11th day of January 2007.

JOSEPH FRANK, JR.

Stephanie Frank Lorch
STEPHANIE FRANK LORCH

ELISA LORCH MESSEX

JOSEPH LORCH

REBECCA KAVICH GIRAÇH

MARY JANE FRANK SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

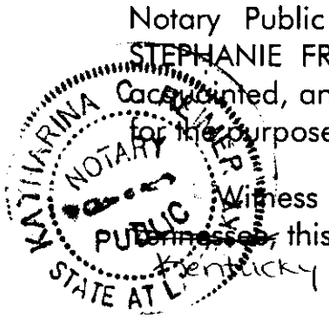
Personally appeared before me, _____, a Notary Public in and for said county and state, the within named JOSEPH FRANK, JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

STATE OF KY)
COUNTY OF Jefferson)

Personally appeared before me, ~~Stephanie Frankforch~~ Katherine C. Reinert 1702, a Notary Public in and for said county and state, the within named STEPHANIE FRANK LORCH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.



Witness my hand and official seal at Louisville, ~~Tennessee~~ Kentucky, this 11 day of January 2007.

Katharina C. Reinert
Notary Public
My Commission Expires: 4-25-2009

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named ELISA LORCH MESSEX, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

forever in fee simple.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 198 Forestwood Drive, Nashville, Tennessee, 37209.

This Property was never occupied by us as our primary residence and was a residence of our Mother who was a widow at the time of her death, July 13, 2006.

JOSEPH FRANK, JR., joins in this conveyance individually and as the EXECUTOR of the ESTATE OF ELIZABETH C. FRANK, to convey any and all interest he may have in said Property.

Witness my hand and seal this 11th day of Jan 2007.

JOSEPH FRANK, JR.

STEPHANIE FRANK LORCH

Elisa Lorch Messex

ELISA LORCH MESSEX

JOSEPH LORCH

REBECCA KAVICH GIRASCH

MARY JANE FRANK SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named JOSEPH FRANK, JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named STEPHANIE FRANK LORCH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, Jennifer Super, a Notary Public in and for said county and state, the within named ELISA LORCH MESSEX, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, Kentucky ~~Tennessee~~, this 9 day of January 2007.

OFFICIAL SEAL
JENNIFER SUPER
NOTARY PUBLIC – KENTUCKY
STATE-AT-LARGE
My Comm. Expires April 18, 2010

_____
Notary Public
My Commission Expires: 04/18/2010

forever in fee simple.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 198 Forestwood Drive, Nashville, Tennessee, 37209.

This Property was never occupied by us as our primary residence and was a residence of our Mother who was a widow at the time of her death, July 19, 2006.

JOSEPH FRANK, JR., joins in this conveyance individually and as the EXECUTOR of the ESTATE OF ELIZABETH C. FRANK, to convey any and all interest he may have in said Property.

Witness my hand and seal this 8 day of January 2007.

JOSEPH FRANK, JR.

STEPHANIE FRANK LORCH

ELISA LORCH MESSEX

JOSEPH LORCH

REBECCA KAVICH GIRACH

MARY JANE FRANK SMITH

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Personally appeared before me, Joseph C. Lorch, a Notary Public in and for said county and state, the within named JOSEPH LORCH, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville, ~~Tennessee~~ KENTUCKY, this 8 day of January 2007.

Notary Public
My Commission Expires: 10-15-2010

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named REBECCA KAVICH GIRACH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

Notary Public
My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named MARY JANE FRANK SMITH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

Notary Public
My Commission Expires:_____

forever in fee simple.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 198 Forestwood Drive, Nashville, Tennessee, 37209.

This Property was never occupied by us as our primary residence and was a residence of our Mother who was a widow at the time of her death, July ~~13~~ 29, 2006.

JOSEPH FRANK, JR., joins in this conveyance individually and as the EXECUTOR of the ESTATE OF ELIZABETH C. FRANK, to convey any and all interest he may have in said Property.

Witness my hand and seal this 11 day of June 2007.

JOSEPH FRANK, JR.

STEPHANIE FRANK LORCH

ELISA LORCH MESSEX

JOSEPH LORCH

Rebecca Kavich Girash

REBECCA KAVICH GIRASH

MARY JANE FRANK SMITH

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named JOSEPH LORCH, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

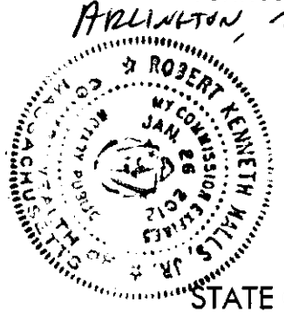
_____
Notary Public
My Commission Expires:_____

STATE OF MASSACHUSETTS)
COUNTY OF MIDDLESEX)

Personally appeared before me, Robert K. Halls Jr., a Notary Public in and for said county and state, the within named ~~REBECCA KAVICH GIRACH~~ REBECCA KAVICH GIRASH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at CAMBRIDGE SAVINGS BANK, ~~Tennessee,~~ this 16 day of JANUARY 2007.

ARLINGTON, MASS.



_____
Notary Public
My Commission Expires: 1/26/2012



Robert K. Halls, Jr.
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires Jan. 26, 2012

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named MARY JANE FRANK SMITH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

forever in fee simple.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 198 Forestwood Drive, Nashville, Tennessee, 37209.

This Property was never occupied by us as our primary residence and was a residence of our Mother who was a widow at the time of her death, July ~~13~~ 29, 2006.

JOSEPH FRANK, JR., joins in this conveyance individually and as the EXECUTOR of the ESTATE OF ELIZABETH C. FRANK, to convey any and all interest he may have in said Property.

Witness my hand and seal this 11 day of Jan 2007.

JOSEPH FRANK, JR.

STEPHANIE FRANK LORCH

ELISA LORCH MESSEX

JOSEPH LORCH

REBECCA KAVICH GIRACH

Mary Jane Frank Smith

MARY JANE FRANK SMITH

c/o Nelson Lopez, atty
P.O. Box 790
Tracy City, Tn. 37387

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named JOSEPH LORCH, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said county and state, the within named REBECCA KAVICH GIRACH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this ____ day of _____ 2007.

_____
Notary Public
My Commission Expires:_____

STATE OF Tennessee
COUNTY OF Grundy

Personally appeared before me, Nelson Layne, a Notary Public in and for said county and state, the within named MARY JANE FRANK SMITH, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tracy City Tennessee, this 22 day of January 2007.

Notary Public
My Commission Expires: 12-6-07

NELSON LAYNE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED NINETY-TWO THOUSAND ($192,000.00) Dollars.

, AFFIANT

Sworn to and subscribed before me this 30 day of June 2007.

Notary Public
My Commission Expires: July 21, 2007

45303773.1

PATRICIA A. RAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007