WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/07 09:02 3 pgs
Fees:18.00 Taxes:869.50
20070226-0023108

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2007.

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Duncan	Primetrust Bank	173-09-0-A-010.00
(NAME)	(NAME)	
7117 Lenox Village Dr	7516 Highway 70 South Ste.	110
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 15th day of February, 2007, by and between JOSEPH A. FRANK, JR. AND CHARLOTTE ELAINE LANDRY FRANK, HUSBAND AND WIFE, party of the first part, and Angela M. Duncan, a single female, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO. 17 ON THE PLAN OF LENOX VILLAGE, SECTION ONE, A PLANNED UNIT DEVELOPMENT, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 200203190033866, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to JOSEPH A. FRANK, JR. AND CHARLOTTE ELAINE LANDRY FRANK, HUSBAND AND WIFE by deed from Signature Properties dated 11/14/03 and filed of record in Record Book **, page ____, Register's Office for DAVIDSON County, Tennessee.
** Instrument No. 20031118-0168017

Subject to Restrictions of record in Deed Book xxx, Page xxx, Deed Book xxx, page xxx, Deed Book xxx, page xxx, and Deed Book xxx, page xxx, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JOSEPH A. FRANK, JR.

CHARLOTTE ELAINE LANDRY FRANK

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public in and for said County and State, personally appeared JOSEPH A. FRANK, JR., individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Tennessee this 30 day of September, 2006

Commission expires: March 10, 2007

BARBARA L. REDMOND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Barbara L. Redmond

Notary Public

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public in and for said County and State, personally appeared CHARLOTTE ELAINE LANDRY FRANK, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Tennessee this 30 day of September, 2006

Commission expires: March 10, 2007

Barbara L. Redmond

Notary Public

BARBARA L. REDMOND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

File No.: 260801862

EXHIBIT B

Subject to all matters as set forth per Instrument No. 200203190033866, Register's Office of said County.

Declaration of Charter, Easements, Covenants, Conditions and Restrictions and By-Laws for Lenox Village of record in Instrument No. 20020315-0032826, Register's Office of said County.