Box 8

This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 05/02/07 14:40 3 pgs
Fees:18.00 Taxes:725.20
20070502-0052612

--------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, **WILLIAM B. HANKS, A MARRIED MAN** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **SARAH GRENFELL, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 108, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Inst. No. 20041216-0149823 and Inst. No. 20050504-0050222 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space #10 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

This being the same property conveyed to William B. Hanks, a married man by Warranty Deed of Christopher G. Niederer, a single man dated March 13, 2006 and recorded March 21, 2006 in Instrument No. 20060321-0032042, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 92-16-C-108CO

This property is known as: **807 18TH AVENUE SOUTH, #108, NASHVILLE, TN 37203**

Subject to MASTER DEED AND BY-LAWS contained in the instruments of record in Inst. No. 20041214-0148798, Inst. No. 20041216-0149823, Inst. No. 20050504-0050222, Inst. No. 20051123-0142078, Inst. No. 20060109-0003220; Charter of HOA of record in Inst. No. 20041130-0142097, Davidson County, TN, Register of Deeds.

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 30 day of April, 2007.

William B Hanks by Rebecca Cohen atty in fact
William B. Hanks

Carol Hanks by Rebecca Cohen atty in fact
Carol Hanks

CAROL HANKS, WIFE OF WILLIAM B. HANKS JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST SHE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HER MARRIAGE TO WILLIAM B.HANKS.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA COHEN with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for WILLIAM B. HANKS AND CAROL HANKS and is authorized by WILLIAM B. HANKS AND CAROL HANKS to execute this instrument on their behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 30 day of April, 2007.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 20[illegible]

Grantor(s) Name, Address, phone:
WILLIAM B. HANKS

Grantee(s) Name, Address, phone:
SARAH GRENFELL
807 18th Avenue South, # 108
Nashville, TN 37203

SEND TAX STATEMENTS TO:
Franklin America Mortgage
501 Corporate Center Drive Ste 400
Franklin, TN 37067

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$196,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of April, 2007.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

(Seal)

Rebecca Cohen
Affiant

Rebecca Cohen
Type or Print Name

Notary Public

My commission expires:

_____

W. Davis
Type or Print Name