WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/07 08:08 2 pgs
Fees:13.00 Taxes:558.70
20070504-0053504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 151,000.00

Janet McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **30th day of April, 2007**

Mary J Rucker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 22, 2008

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher T. Weakley	Franklin American Mortgage Company	MAP 131-02-A PARCEL 22.00CO
(NAME) 2116 Hobbs Road E-3	(NAME) 501 Corporate Center Dr., Ste 400	
(ADDRESS) Nashville, TN, 37215	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Anthony Fragale and wife, Mary E. Fragale,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher T. Weakley,** unmarried HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennesszee, being Unit No. E-3 on the Plan of Hobbs House Condominium Apartments of record in Book 4595, page 74, amended in Book 5200, page 54, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anthony Fragale and wife Mary E. Fragale by deed from Heather Joy Devaney, now known as Heather Devaney Graffagnino of record in Instrument 200602100016529, said Register's Office, dated January 31, 2006. And being the same property conveyed to Heather Joy Devaney by deed from Mobeen Ahmad and spouse, Bilqees Mobeen of record in Instrument 200107060072514, said Register's Office, dated July 2, 2001.

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.

This is improved property known as: 2116 Hobbs Road E-3, Nashville, TN 37215

Witness my/our hand(s) this 30th day of April, 2007.

Anthony Fragale, Seller

Mary E. Fragale, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Anthony Fragale and Mary E. Fragale, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **30th day of April, 2007.**

Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203