THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

RECORD AND RETURN TO:
FORSYTHE TITLE AND ESCROW
103 CONTINENTAL PLACE, STE.305
BRENTWOOD, TN. 37027

Our File Number: 27736S

MAP/GROUP/PARCEL: 131-05-0-C332.00

Davidson County DEEDWARR
Recvd: 05/18/07 08:10 2 pgs
Fees:13.00 Taxes:1202.50
20070518-0059343

NEW OWNER'S NAME AND ADDRESS:
BETH D. FRANKLIN
~~332 ARDSLEY PLACE~~ 515 JACKSON BLVD
~~Nashville, TN 37215~~ NASHVILLE, TN. 37205

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

CHARLES GRUMMON and SHARLING GRUMMON, husband and wife, hereinafter called Grantors, does hereby transfer and convey unto, **BETH D. FRANKLIN**, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being UNIT No. 332, on the plan of The Hillsborough Condominiums, according to the Master Deed of record in Book 6822, page 721, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 699, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Charles G. Grummon and wife, Sharling Grummon in Instrument 20030618-0083841 recorded 6/18/2003, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 332 ARDSLEY PLACE, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

CHARLES GRUMMON

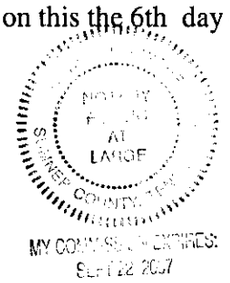
SHARLING GRUMMON

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **CHARLES GRUMMON and SHARLING GRUMMON, husband and wife**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in BRENTWOOD, Tennessee on this the 6th day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-07



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $325,000.00.

AFFIANT

Sworn to and subscribed before me, this the 6th day of April, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

