THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26544-04-2007** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue #410** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,236,000.00. Devonna Stapleton Affiant Subscribed and sworn to before me this 29th day of May, 2007. Notary Public My Commission Expires:

BOX 50-B RETURN TO: 1/24/09
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Craig I. Wise, Patricia A. Wise 804 Westview Avenue Nashville, TN 37205	**Send Tax Bills To:** Regions Bank P.O. Box 2153 Birmingham, AL 35287	**Tax Information:** Map and Parcel No.: 130-07-0-031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan Mitchell Frankum**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig I. Wise and Patricia A. Wise, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 804 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of May, 2007.

Dan M. Frankum
by J. Thomas Patterson, III, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **J. Thomas Patterson, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Dan M. Frankum** as his Attorney-In-Fact, as the free act and deed of the within named **Dan M. Frankum**.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2007.

NOTARY PUBLIC

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/01/07 15:20 2 pgs
Fees:13.00 Taxes:4573.20

20070601-0065421

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 11 and 12 on the Plan of Bransford Realty Co's Subdivision of Lots 57, 58, 60, 61, 63 and 65 in New Golf Club Addition, as of record in Plat Book 421, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Dan M. Frankum and wife, Meredith Frankum, as equal tenants in common by Quitclaim Deed dated July 22, 2004 from Michael D. Sontag of record in Instrument No, 20040728-0090630, Register's Office for Davidson County, Tennessee. Further being conveyed to Dan Mitchell Frankum by Quitclaim Deed from Meredith Ann Frankum of record in Instrument No. 20070220-0021092, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 149, Register's Office for Davidson County, Tennessee.