Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

07.078807

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00 .

Affiant

Subscribed and sworn to before me this 23rd day of July, 2007.

Notary Public
My Commission Expires 01.20.2008

Davidson County DEEDWARR
Recvd: 07/30/07 08:29 2 pgs
Fees:13.00 Taxes:740.00
20070730-0089759

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

07-1192

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alan W. Moltz	ABN AMRO MTG. GROUP INC.	171-3-B
601 Old Hickory Boulevard, #75	2001 E. LINCOLN	271.00 CO
Brentwood, TN 37027	MADISON, HEIGHTS, MI 48071	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Paul J. Frankenberg, IV and wife, Elizabeth C. Frankenberg**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alan W. Moltz**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, and being known as Unit No. 33 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Book 9700, Page 957, Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul J. Frankenberg, IV and wife, Elizabeth C. Frankenberg by deed from Pulte Homes Tennessee Limited Partnership, dated May 23, 2000, recorded in Instrument No. 20000525-0052271, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **601 Old Hickory Boulevard, #75, Brentwood, TN 37027.**

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.

Witness our hands this 23rd day of July, 2007.

Paul J. Frankenberg, IV

Elizabeth C. Frankenberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Paul J. Frankenberg, IV and wife, Elizabeth C. Frankenberg**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of July, 2007.

Notary Public

My Commission Expires: 01/26/08

