Box 14A

File No. 20849-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/07 08:55 2 pgs
Fees:13.00 Taxes:177.60
20070913-0109684

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$48,000.00**

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2007.

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alexander W. Franklin **Kimberly M. Franklin**	**New Owner**	**Map 147-3B, Parcel 030.00CO**
370 Wallace Road, G-1		
Nashville, TN 37211		

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,

Schuett Family Limited Partnership, a Tennessee limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexander W. Franklin and wife, Kimberly M. Franklin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being known as Unit G-1 of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, placement of units as shown as Exhibit "A-2" in Book 6594, page 539, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to David E. Suggs and wife, April R. Suggs by Deed from Jack Lee Schuett and wife, Jeanine T. Schuett, of record in Book 10672, Page 19, Register's Office for Davidson County, Tennessee. The said David E. Suggs and wife, April R. Suggs having quitclaimed the property to Jack Lee Schuett and wife, Jeanine T. Schuett, of record in Book 11155, page 504; and Jack Lee Schuett and Jeanine T. Schuett a/k/a Edith Jeanine Schuett, husband and wife having quitclaimed the property to Schuett Family Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20030228-0026486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions as set out in the Master Deed and By-Laws, of record in Book 6594, Page 502, and amended in Book 7044, page 209, and By-Laws of record in Book 6594, page 547, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **370 Wallace Road, G-1, Nashville, TN 37211**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 12th day of September, 2007.

Schuett Family Limited Partnership, a Tennessee limited partnership

Jack Lee Schuett Partner

Jack Lee Schuett, Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jack Lee Schuett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Partner** of **Schuett Family Limited Partnership, a Tennessee limited partnership**, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Jack Lee Schuett** as **Partner.**

Witness my hand, at office in Nashville, Tennessee, this **12th** day of **September, 2007.**



Notary Public

My Commission Expires: 3/7/2011