WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/07 13:46 2 pg
Fees:13.00 Taxes:313.39

20071102-0129577

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,700.00

Rhonda Batey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2007

Jennifer Marie Crowell
NOTARY PUBLIC
My Commission Expires
April 19, 2010

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brandon G. Lam	First State Bank	Parcel ID:
3704 Folkstone Drive	2796 N. Highland, Suite C/D	13616001400
Antioch, TN 37013	Jackson, TN 38305	

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

Dave R. Franks and wife, Patricia L. Franks

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brandon G. Lam

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:

LAND in Davidson County, Tennessee, being Lot No. 76-B, Zone Lot Division, of Lots 74 thru 77, on the Plan of Chelsea of Priest Lake, Section 1-A of record in Plat Book 6250, Page 36, amending Plat Book 5200, Page 696, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dave R. Franks and wife, Patricia L. Franks by deed from Suzanne C. Franks, a married person, of record in Instrument 20040219-0019273, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 36, amending Plat Book 5200, Page 696, said Register's Office.

Power of Attorney of record in Instrument 20071102012957 6, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3704 Folkstone Drive, Antioch, TN 37013

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 30th day of October, 2007.

Dave R. Franks by Eugene Workman att. in fact
Dave R. Franks
By: Eugene Workman, as Attorney-in-Fact

Patricia L. Franks by Eugene Workman att. in fact
Patricia L. Franks
By: Eugene Workman, as Attorney-in-Fact

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, Eugene Workman, 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 Dave R. Franks and Patricia L. Franks as their Attorney in Fact as the free act and deed of the within named Dave R. Franks and Patricia L. Franks.

Witness my hand and official seal at Nashville, Tennessee the 30th day of October, 2007.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN