PREPARED BY (AND RETURN TO):

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W & I Ref: (db) Title No: 49170
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/26/08 13:48 2 pgs
Fees:13.00 Taxes:813.63
20080226-0018839

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melanie Franklin 126 Matthew Lane Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 117070D00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,900.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jill M. Burns, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melanie Franklin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 8 of the Amended Condominium Site Plan of Park Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 253 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Jill M. Burns, unmarried and William L. Burns, married by deed from Agnes B. Elliott, unmarried dated February 20, 1998 and recorded on February 25, 1998 of record in Book 10809, Page 239 Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Document No. 20030411-0048460, William L. Burns conveyed his interest in subject property to Jill M. Burns, unmarried.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 253, said Register's Office, to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6247, Page 872, Book 6453, Page 717 and Book 8430, Page 365, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 126 Matthew Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2008.

Jill M. Burns

State of Tennessee

County of Davidson

On this 25th day of February, 2008, before me the undersigned authority, personally appeared Jill M. Burns, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Affiant

Sworn and subscribed before me this the 25th day of February, 2008.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011