PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 49182
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/29/08 14:49 2 pgs
Fees:13.00 Taxes:518.00
20080229-0020307

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Carl Johnson 354 Summit Ridge Circle Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 131050B35400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melanie Franklin, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Carl Johnson** 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. 354 of Four Seasons Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6841, page 349, 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 Melanie Franklin, unmarried by deed from Kristy N. Nevenschwander (f/k/a Kristy N. Lawson) and husband, Roy P. Nevenschwander (a/k/a R. Patrick Nevenschwander) dated May 28, 2004 and recorded on June 18, 2004 of record in Doc. No. 20040618-0072393 Register's Office for Davidson County, Tennessee.

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 as shown as Exhibit "D" to the Master Deed and in Book 6841, Page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement agreements of record in Book 6869, page 157, Book 6869, page 162, re-recorded in Book 6870, page 966 and Book 7776, page 899, said Register's Office. Easement agreement of record in Doc. No. 20010912-0099679, said Register's Office. The provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, 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: 354 Summit Ridge Circle, 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 21st day of February, 2008.

Melanie Franklin

State of TENNESSEE
County of DAVIDSON

On this 21st day of February, 2008, before me the undersigned authority, personally appeared Melanie Franklin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $140,000.00

Affiant

Sworn and subscribed before me this the 21st day of February, 2008

My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Notary Public