WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/08/08 08:53 2 pgs
Fees:13.00 Taxes:1108.15

20080408-0035292

State of Tennessee
County of Davidson

Box 14-A
21271-1

The actual consideration or value, whichever is greater, for this transfer is **$299,500.00.**

Conner B. Framptom
Affiant

Subscribed and sworn to before me, this the 4th day of April, 2008.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

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
Conner B. Framptom	**"New Owner"**	**131-05-0-C-122co**
122 Forest Place Circle		
Nashville, TN 37215		

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,

Ernest B. Franklin, III and wife, Judith Grogan Franklin

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

Conner B. Framptom, unmarried

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, described as Unit No. 122 of The Hillsborough, a Condominium, a Horizontal Property Regime, located on Forest Place Circle, Nashville, TN, as shown on the plat of The Hillsborough, Condominium Apartments, recorded in Book 6250, Page 699, said Register's Office, and described in a Master Deed recorded in Restrictive Covenants, Conditions and Regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Hillsborough, Condominium Apartments contained in the Master Deed recorded in Book 6822, Page 721 and By-Laws appended thereto, as set out on Exhibit "B" to the Master Deed, Register's Office for Davidson County, Tennessee., are incorporated herein and by reference and made a part hereof the same as though copied therein.

BEING the same property conveyed to Ernest B. Franklin, III and wife, Judith Grogan Franklin, by Warranty Deed from Brian M. Hamilton and wife, Tonya L. Hamilton, of record in Instrument No. 20070827-0102204, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Ernest B. Franklin, III and wife, Judith Grogan Franklin, Tenants in Common, by Quitclaim Deed of record in Instrument No. 20070917-0111180, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hillsborough Condominiums, of record aforementioned; 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 herein.

This is Improved (X) unimproved (__) property, known as: **122 Forest Place Circle, Nashville, TN 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 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 4th day of **April, 2008.**

Ernest B. Franklin, III

Judith Grogan Franklin

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 **Ernest B. Franklin, III and Judith Grogan Franklin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **April, 2008.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.