THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27608-04-2008**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILLIAMSON: The actual consideration or value, whichever is greater, for this transfer is: $224,000.00. Affiant Subscribed and sworn to before me this 24th day of April, 2008. Notary Public My Commission Expires: 7/01/09

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Tiffany M. Norton 444 Old Towne Drive Brentwood, TN 37027	M & T Bank P.O. Box 62182 Baltimore, MD 21264	Map and Parcel No.: 160160C005.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Howard S. Frank and wife, Diana J. Frank**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tiffany M. Norton, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 444 Old Towne Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of April, 2008.

Howard S. Frank By Diana J. Frank Attorney in Fact
Howard S. Frank
By Diana J. Frank as his Attorney in Fact

Diana J. Frank
Diana J. Frank

Davidson County DEEDWARR
Recvd: 04/29/08 10:21 2 pgs
Fees:13.00 Taxes:828.80
20080429-0043540

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Diana J. Frank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of April, 2008.

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan Notary Public
My Commission Expires July 25, 2009
STATE OF TENNESSEE

My Commission Expires: _____

STATE OF Tennessee, COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Diana J. Frank, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Howard S. Frank. as his Attorney-In-Fact, and as the free act and deed of the within named Howard S. Frank.

Witness my hand, at office, this 24th day of April, 2008

MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 25, 2009
STATE OF TENNESSEE Notary Public

My Commission Expires:_____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of The Terraces at Brentwood Chase as of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Howard S. Frank and wife, Diana J. Frank by deed dated October 15, 2007 from Louise P. Salmon, unmarried of record in Instrument No. 20071019-0124227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. By-Laws of Terraces at Brentwood Chase Townhome Association, Inc., of record in Instrument No. 20001214-0123058, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Terraces at Brentwood Chase Townhome Association, Inc. of record in Instrument No. 20010208-0012530, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Brentwood Chase Community Association, Inc. of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Terraces At Brentwood Chase Townhome Association, Inc. of record in Instrument No. 20001214-0123056, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Terraces at Brentwood Chase, of record in Instrument No. 20001214-0123057, amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845, and in Instrument No. 20041206-0144631, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. All matters appearing on the Plan of record as Book 9700, pages 653 and 654, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee.
10. Easement for drainage of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 11115, pages 281 and 286, Register's Office for Davidson County, Tennessee.