Record & Return To:
Watauga Title Company
165 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09102219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $217,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of November, 2009.

Notary Public
My Commission Expires: 8-19-13

M.L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090079983 DEEDWARR
Recvd: 11/25/09 08:44 2 pgs
Fees:13.00 Taxes:804.75
20091125-0108221

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Whitney E. Franke 474 Old Towne Dr Brentwood TN 37027	New Owner	Tax Parcel ID No. 160160C05000CO

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, **Heather Barksdale, ummarried and Lucy M. Barksdale, unmarried** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Whitney E. Franke, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 50, THE TERRACES AT BRENTWOOD CHASE (A REVISION OF OLD TOWNE AT BRENTWOOD CHASE), as shown on plat of record in Instrument No. 20001103-0109137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Heather Barksdale, Unmarried, a 1/4 interest and Lucy M. Barksdale, a 3/4 interest as tenants in common by Warranty Deed from Brian Graeser and wife, Dawn Graeser, recorded on the 23rd day of August, 2005 in Instrument No. 20050823-0100456, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TERRACES AT BRENTWOOD CHASE, as recorded in Instrument No. 20001103-0109137.

Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20001214-0123057, 20010119-0005975, 20010328-0029845 and 20041206.

Terms and provisions of by-Laws recorded in Instrument No. 20001214-0123058.

Charter of Homeowners Association, recorded at Instrument No. 20001214-0123056.

Conveyance to Homeowners Association, recorded at Instrument No. 20010208-0012530.

This is improved property located at 474 Old Towne Dr Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of November, 2009.

Heather Barksdale

Lucy M. Barksdale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Barksdale and Lucy M. Barksdale, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2009.

Notary Public

My Commission Expires: 11/22/10

