This instrument is being recorded pursuant to a Power of Attorney of record in Instrument No. 20091222-0116449, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090086133 DEEDWARR
Recvd: 12/22/09 13:11 2 pgs
Fees:13.00 Taxes:765.90

20091222-0116450

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$207,000.00 Shelley L Darling
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December, 2009.
| Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

DONNA C. PIONK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley L. Darling, unmarried 3385 Golf Club Lane Nashville, TN 37215	Franklin American Mortgage Co. 501 Corporate Centre Dr. Franklin, TN 37067	Map 117.07 Group K Parcel 43

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,

Joseph E. Boone by and through Virginia M. Boone, Attorney-in-Fact and wife, Virginia M. Boone

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Shelley L. Darling, 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:

Being that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3385 on the plan of Golf Club Place Condominiums, (Hillsboro Pike and Golf Club Lane) as of record in Plat Book 9700, Page 293, and as described in the Master Deed as of record in Book 10283, Page 431, as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Joseph E. Boone and wife, Virginia M. Boone by deed from Ray Randolph and wife, Ruth Randolph dated December 28, 2004 of record in Instrument Number 20041229-0154096, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 293, Register's Office for Davidson County, Tennessee.
2) Property is subject to Golf Club Place Condominium, Charter of record in Book 10297, Page 21, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 10283, Page 431, Amend Instrument No. 20040616-0071447, Instrument No. 20050105-0001979, Instrument No. 20050330-0034571, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for water/sewer lines to Metro Government in Book 9643, Page 877, said Register's Office.
4) Property is subject to easement for Storm Water Detention Agreement in Book 10131, Page 838, said Register's Office.
5) 2010 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **3385 Golf Club Lane, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 18 day of December, 2009.

Joseph E. Boone by Virginia M. Boone atty in fact Virginia M. Boone

Joseph E. Boone by Virginia M. Boone Atty-in-Fact Virginia M. Boone

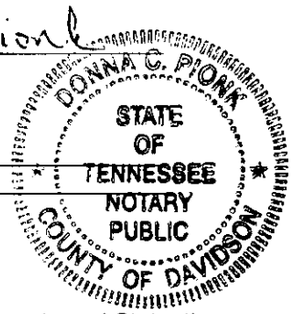
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Virginia M. Boone, with whom I am personally acquainted, (or who 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 18 day of December, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012



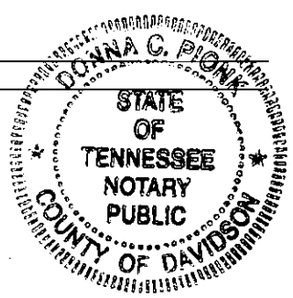
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia M. Boone, Attorney-in-Fact for Joseph H. Boone, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Joseph H. Boone for the purposes therein contained.

WITNESS my hand and official seal this 18 day of December, 2009

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076