03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Subscribed and sworn to before me, this 4th day of June, 2010.

Notary Public
My commission expires: 02/11/13

03-1005-36532

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Gouldener	Bank of America, N.A.	155-08-0-A-010
6204 Willow Oak Drive	801 Crescent Centre Drive, #510	
Nashville TN 37221	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jimmie Lewis Franklin and wife, Golda B. Franklin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Gouldener and wife, Emily Gouldener, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Poplar Creek Estates, Phase I, of record in Book 6250, Page 647, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jimmie Lewis Franklin and wife, Golda B. Franklin, by deed from The Richter Company, Inc., dated May 20, 1987, recorded June 9, 1987, of record in Book 7262, Page 858, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 6204 Willow Oak Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100034319 DEEDWARR
Recvd: 06/07/10 10:06 2 pgs
Fees:13.00 Taxes:943.50
20100607-0043880

WITNESS my hand this 7th day of June, 2010.

Jimmie Lewis Franklin

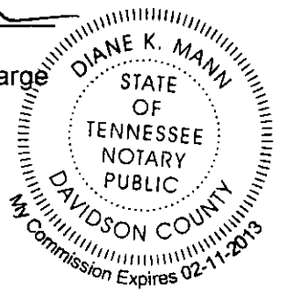
Golda B. Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmie Lewis Franklin and Golda B. Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of June, 2010.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/11/13