Box 14A
22744-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100055267 DEEDWARR
Recvd: 09/03/10 08:56 2 pgs
Fees:13.00 Taxes:573.50
20100903-0070092

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2010.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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
Franklin Properties, a Tennessee general partnership	**New Owner**	**Map 106-07 Parcel 010.00**
P.O. Box 100258		
Nashville, TN 37224		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Fred Welker aka Comer Frederick Welker, unmarried

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

Franklin Properties, a Tennessee general partnership

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:

Land in Davidson County, Tennessee, being the south 90 feet of Lot No. 56 on the Plan of W. B. Baird's Subdivision of Oakland, of record in Book 332, page 120, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 56 fronts 90 feet on the easterly side of Maplewood Avenue and extends back between parallel lines 165 feet to the easterly line of Lot No. 60 on said plan.

Being the same property conveyed to Fred Welker Co., Inc., a Tennessee corporation by Deed from Katy Van Dyke (McMath), of record in Book 6916, Page 684, dated July 2, 1986, Register's Office for Davidson County, Tennessee. The property was further conveyed to Fred Welker by Quitclaim Deed from Fred Welker Co., Inc., (aka Fred Welker Company, Incorporated) of record in Instrument No. 20100726-0058574, dated July 23, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **407 Maple Avenue, Nashville, TN 37210**

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 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 my/our hand(s) this **27th** day of **August, 2010.**

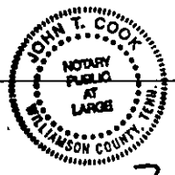
Fred Welker
Fred Welker

Comer Frederick Welker
Comer Frederick Welker

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Fred Welker aka Comer Frederick Welker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **August, 2010.**



Notary Public

My Commission Expires: 2/24/13