BOX 30-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20100074163 DEEDWARR
Recvd: 11/23/10 09:14 3 pgs
Fees:18.00 Taxes:218.30
20101123-0093658

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MARY SUE ROMAINE*** hereinafter referred to as "Grantor", has this day bargained and sold, and does hereby transfer and convey unto **CHARLENE FRANKLIN-HOWELL** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee being Unit Number B-403-C together with the carport designated as B-403-C on the plan of Phase One, Section Four, River Plantation Condominiums of record in Book 4860, page 17, 18 & 19, and amended in Book 4860, pages 107, 108 and 109 all in Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to EDWARD C. MAYNARD AND WIFE, STELLA M. MAYNARD by Deed from RICHARD W. MEACHAM AND WIFE, ALMA RUTH MEACHAM, dated and filed for record on 10/09/1986 in Book 7004, Page 685, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to TED ROMAINE AND WIFE, MARY SUE ROMAINE by Deed from STELLA MAYNARD, WIDOW, dated 11/06/2001 and filed for record on 11/08/2001 in Instrument 200111080122733,,Register's Office for DAVIDSON County, Tennessee.

*Ted Romaine is deceased by evidence of Death Certificate.

***Mary Sue Romaine, unmarried**

Map & Parcel: 142050D01100CO

This property is known as: **917 TODD PREIS DR., NASHVILLE, TN 37221**

SUBJECT Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 4860, Page 17, Book 4860, Page 107, Book 4860, Page 108 and Book 4860, Page 109, Register's Office for Davidson County, Tennessee.

SUBJECT to Master Deed of record in Book 4892, Page 440, amended of record in Book 4956, Page 756 and Instrument 200501280010626, all in said Register's Office.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 18th day of November, 2010.

Mary Sue Romaine

Mary Sue Romaine, Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and official seal this 18th day of November, 2010.

NOTARY PUBLIC

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

My Commission Expires:

BOX 30-5

PREPARED BY: RETURN TO:
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5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

Grantee(s) Name, Address:	Send Tax Statement To:
Charlene Franklin-Howell	new owner
917 Todd Preis Drive	217 Still Springs Hollow Ct.
Nashville, Tennessee 37221	Nashville, Tn. 37221

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$59,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of November, 2010.

Charlene Franklin Howell
Affiant

Charlene Franklin-Howell
Type or Print Name

(Seal)

Notary Public

My commission expires:

May 1, 2014

R. L. Moore
Type or Print Name

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE