THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100077438 DEEDWARR
Recvd: 12/08/10 14:00 2 pgs
Fees:13.00 Taxes:222.00
20101208-0097800

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00.

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2010.

Carol L. McArthur
Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 25 2012

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlene Franklin-Howell	New Owner	MAP 142-05-0-D
918 Todd Preis Drive		PARCEL 011
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The Estate of Bertha Sullivan Friedli**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlene Franklin-Howell , a married woman**

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 Unit No. B-404, together with the carport designated No. B-404-C in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Four, Condominium Apartments recorded in Book 4860, Pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4893, page 440, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Huey H. Sullivan, Jr. and wife, Bertha S. Sullivan by deed from Haury and Smith Contractors, Inc. of record in Book 4897, Page 693, Register's Office for Davidson County, Tennessee, dated March 18, 1975.

The said Huey H. Sullivan, Jr. having since died leaving Bertha D. Sullivan as the surviving tenant by the entirety. Bertha D. Sullivan who is now known as Bertha Sullivan Friedli having died testate on February 25, 2009 with her Last Will and Testament being probated in the Probate court of Cobb County, State of Georgia, Estate Number 08-1638. Further, Ancillary Probate was opened in the Probate court for Davidson County, Tennessee, File No. 10P-632. Pursuant to the Last Will and Testament of Bertha Sullivan Friedli the real property was devised to the undersigned devisees, Sandra S. Cooper, Janie Sue Graham and Huey H. Sullivan, III. Bertha Sullivan Friedli was widowed at the time of her death having been predeceased by her husband John H. Friedli.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **918 Todd Preis 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 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 the 3rd day of December, 2010.

Sandra S. Cooper, Executrix

Sandra S. Cooper, Individually

Huey H. Sullivan III by Sandra S. Cooper, Attorney-In-Fact

Janie Sue Graham by Constance O. Harvey, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra S. Cooper the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of December, 2010.

My Commission expires: May 8, 2012

Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sandra S. Cooper** with whom I am personally acquainted and who upon her oath acknowledged to be the Executrix of The Estate of Bertha Sullivan Friedli, and that she as such Executrix being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Estate of Bertha Sullivan Friedli by the said Sandra S. Cooper, Executrix.

Witness my hand and seal this the 3rd day of December, 2010.

My Commission expires May 8, 2012

Notary Public

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra S. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Huey H. Sullivan, III as his attorney in fact, as the free act and deed of the within named Huey H. Sullivan, III.

Witness my hand and official seal at Brentwood, TN this 3rd day of December, 2010.

My commission expires: May 8, 2012

NOTARY PUBLIC

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Constance O. Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Janie Sue Graham as her attorney in fact, as the free act and deed of the within named Janie Sue Graham.

Witness my hand and official seal at Brentwood, TN this 3rd day of December, 2010.

My commission expires: May 8, 2012

NOTARY PUBLIC

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