Box 14A

WARRANTY DEED	State of Tennessee County of Davidson
23054-3 BILL GARRETT, Davidson County Trans:T20110010749 DEEDWARR Recvd: 02/22/11 13:50 2 pgs Fees:13.00 Taxes:1311.65 20110222-0014496	The actual consideration or value, whichever is greater, for this transfer is **$354,500.00.** Affiant Subscribed and sworn to before me, this the 21st day of February, 2011. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Angela M. Allen	Same as Owner	**Map 131-08, Parcel 098**
4311 Dale Avenue		
Nashville, TN 37204		

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,

Douglas C. Franck and * wife, **Lara S. Franck**

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

Angela M. Allen, 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:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Glendale Park, Section 1, of record in Book 1130, Page 45, Register's Office for Davidson County, Tennessee, to which referenced is hereby made for more complete and accurate description thereof.

BEING the same property conveyed to Douglas C. Franck and wife, Lara S. Franck, by Deed from Era C. Fisher, unmarried, dated October 28, 1999, of record in Book 11724, Page 714, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the Plan of record in Book 1130, page 45, said Register's Office, and 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 **4311 Dale Avenue, Nashville, TN 37204**

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 **21st** day of **February, 2011.**

Douglas C. Franck

Douglas C. Franck

Lara S. Franck

Lara S. Franck

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Douglas C. Franck and** *wife, **Lara S. Franck,** 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **February, 2011.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13