THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050383** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this17th day of May, 2011. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110029934 DEEDWARR
Recvd: 05/19/11 14:40 2 pgs
Fees:13.00 Taxes:1443.00
20110519-0038446

WARRANTY DEED

Address New Owner: Robin L. Henderson 105 Brookfield Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 12908012200

*married

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan Mitchell Frankum*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robin L. Henderson, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 20, BLOCK "D", SECOND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as shown on plat of record in Plat Book 1130, Pages 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Maria M. Wood, unmarried to Dan M. Frankum and wife, Meredith Frankum as recorded on the 27th day of February, 2002 in Instrument No. 20020227-0025203 and Quitclaim Deed from Meredith Ann Frankum to Dan Mitchell Frankum as recorded on the 20th day of February, 2007 in Instrument No. 20070220-0021093, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "D", SECOND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, as recorded in Plat Book 1130, Page(s) 62 and 63.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement to Southern Telephone and Telegraph, recorded in Book 1065, Page 6.

This is improved property located at 105 Brookfield Avenue Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

This property has never been the marital residence of the Grantor.

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2011.

Dan Mitchell Frankum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dan Mitchell Frankum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014