This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $185,900.00.

Hillary Torrence
Affiant

Subscribed and sworn before me this the 22nd day of June, 2011.

Jennifer Crowell
Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

BILL GARRETT, Davidson County
Trans:T20110037649 DEEDWARR
Recvd: 06/23/11 10:30 2 pgs
Fees:13.00 Taxes:687.83
20110623-0048212

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Geoff Donkin 1912 Russell Street Nashville, TN 37207	New Owner	83-14-160

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN FRANKLIN AND ANGELA FRANKLIN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GEOFF DONKIN, A MARRIED MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot 51 of Block C, as shown on the map entitled Priest Home Place of record in Plat Book 161, page 102, in the Register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Franklin and wife, Angela Franklin by Quitclaim Deed from Brian Hiatt, married, conveying his 1/2 undivided interest, dated February 22, 2011 of record in Instrument No. 20110308-0018265, said Register's Office.

Also being the same property conveyed to John Franklin and wife, Angela Franklin by Quitclaim Deed from Brian Hiatt, married, conveying his 1/2 undivided interest, dated February 8, 2011 of record in Instrument No. 20110308-0018264, said Register's Office.

Also being the same property conveyed to Brian Hiatt by deed from Aurora Loan Services, LLC dated January 26, 2011 of record in Instrument No. 20110223-0014838, said Register's Office.

Also being the same property conveyed to Aurora Loan Services, LLC by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as substitute Trustee, dated November 18, 2010 of record in Instrument No. 20101202-0095770, said Register's Office.

Also being the same property conveyed to Thomas Aiken, unmarried, by deed from Debra E. Fleming, unmarried dated July 30, 2007 of record in Instrument No. 20070801-0091556, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1912 Russell Street, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of June, 2011.

John Franklin by Brian Hiatt his attorney in fact
John Franklin
By Brian Hiatt As His Attorney In Fact

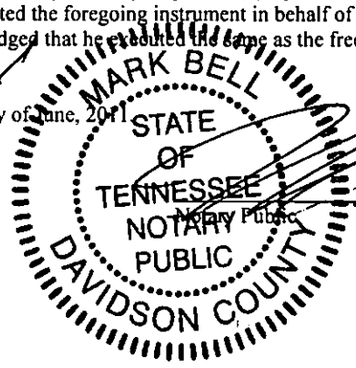
Angela Franklin by Brian Hiatt her attorney in fact
Angela Franklin
By Brian Hiatt As Her Attorney In Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 22nd day of June, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Brian Hiatt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Franklin, by Power of Attorney dated June 13, 2011, and who acknowledged that he executed the same as the free act and deed of John Franklin.

Witness my hand and official seal this 22nd day of June, 2011.



Notary Public

My Commission Expires:

11/7/12

STATE OF Tennessee

COUNTY OF Davidson

On this 22nd day of June, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared Brian Hiatt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Angela Franklin, by Power of Attorney dated June 13, 2011, and who acknowledged that he executed the same as the free act and deed of Angela Franklin.

Witness my hand and official seal this 22nd day of June, 2011.

Notary Public

My Commission Expires:

11/7/12

