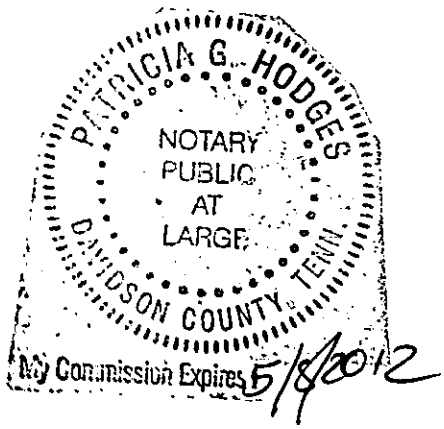


STATE OF TENNESSEE }
COUNTY OF Williamson } }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~127,200.00~~ 124,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2011

NOTARY PUBLIC

My Commission expires: 5/8/2012

BILL GARRETT, Davidson County
Trans:T20110051422 DEEDWARR
Recvd: 08/22/11 09:01 2 pgs
Fees:13.00 Taxes:459.54
20110822-0064590

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	
Charles W. Stewart 2536 Edge O Lake Drive Nashville, TN 37217	Same	M/P 149-03-0-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

HELEN EVON V. FRANKS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Charles W. Stewart, a married man

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 399, as shown on the map entitled Edge-O-Lake Estates, Section 6, of record as Plat Book 3700, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot No. 399 begins at a point in the easterly margin of Rychen Drive, the common front corners of Lots 400 and 399; thence southerly along the easterly margin of said Rychen Drive, 105.0 feet to a point in the beginning of a curve; thence southeastwardly around said curve 39.27 feet to a point in the northerly margin of Edge-O-Lake Drive; thence eastwardly along the northerly margin of said Edge-O-Lake Drive, 106.10 feet to a point; thence northwardly 127.25 feet along the common border line of Lots 398 and 399 to a point; thence westwardly 116.46 feet along the common border line of Lots 399 and 400, to a point in the easterly margin of Rychen Drive, the Point of Beginning.

Being the same property conveyed to EVERETT LEE FRANKS, JR. and wife, HELEN EVON V. FRANKS, by deed from PAUL J. BAAS and wife, ROXIE A. BAAS, of record as Book 4262, page 95, dated August 20, 1968,

said Register's Office. The said Everett Lee Franks, Jr. has since died, leaving the said Helen Evon V. Franks as the surviving tenant by the entireties.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2536 Edge O Lake Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 29th day of July, 2011.

"GRANTORS"

Helen E. Franks by Michael Lee Franks attorney in fact
Helen Evon V. Franks by Michael Lee Franks
As Attorney In Fact

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael Lee Franks, as attorney in fact for Helen Evon V. Franks the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2011.

My commission expires: 5/8/2012

Notary Public

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. (Seal)

My Commission Expires 5/8/2012