THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11091076B

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 greater, for this transfer is: $1,350,000.00.

Beth D. Franklin
Affiant

Subscribed and sworn to before me, this 8th day of September, 2011.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20110055882 DEEDWARR
Recvd: 09/09/11 09:01 2 pgs
Fees:13.00 Taxes:4995.00
20110909-0069887

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Beth D. Franklin 515 Jackson Blvd. Nashville TN 37205	New Owner	Tax Parcel ID No. 10413010100

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, **Roger Duane Clark, Trustee of the Bowling Trust dated September 20th, 2010** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beth D. Franklin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Being the Northerly 70 feet of Lot No. 2 of Block "K" on the Map of The Whitland Realty Company's Subdivision, of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee, and Lot "A" on the Map showing Second Subdivision of Lot Nos. I and 12 of Block "K", The Whitland Realty Company's Subdivision, of record in Book 547, Page 17, Register's Office for Davidson County, Tennessee, being the South half of Lot No. I of said Block "K", Southerly one-half of unnamed street as shown on Map of Second Subdivision of Lot Nos. 7 and 8, Block "J", and Lot Nos. I and 12, Block "K", The Whitland Realty Co.'s Subdivision of record in Book 547, Page 17, said Register's Office, and closed by Metropolitan County Council Bill No. 68-632 and recorded in Book 4289, page 84, said Register's Office.

Said Northerly part of Lot No. 2 fronts 70 feet on the Westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines 180 feet to the East line of Lot No. 11.

Said Lot "A" fronts 50 feet on the Westerly side of Bowling Avenue, formerly Whitland Avenue, and runs back between parallel lines with the Southerly margin of a 50-foot street 180 feet to the East line of Lot "B"; said Lot "A" and the Northerly pan of Lot No. 2 adjoin each other and make one lot fronting 120 feet on said Whitland Avenue.

Said Southerly one-half of closed unnamed street fronts 25 feet on the Westerly margin of Bowling Avenue, Whitland Avenue, and extends back between parallel lines 180 feet to a dead line in the rear.

Being the same property conveyed by Warranty Deed from Thomas T. Pennington and wife, Kathryn H. Pennington to J. Michael Morgan, Trustee of the Bowling Trust dated September 20th, 2010 as recorded on the 21st day of September, 2010 in Instrument No. 20100921-0074970. The said J. Michael Morgan having died July 18, 2011, Davidson County, Tennessee. Roger Duane Clark being appointed Successor Trustee August 1, 2011.

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 "K" ON THE MAP OF THE WHITLAND REALTY COMPANY'S, as recorded in Plat Book 332, Page(s) 141 and Plat Book 547, Page 17.

This is improved property located at 301 Bowling 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 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 8th day of September, 2011.

Trustee

Roger Duane Clark, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Duane Clark, Trustee of the Bowling Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Bowling Trust, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of September, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014