THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140052005 DEEDWARR
Recvd: 07/18/14 12:39 4 pgs
Fees:23.00 Taxes:1211.75
20140718-0064008

26238-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Chris T. Keith P.O. Box 100227 Nashville, TN 37224	New Owner	106-02-0/056-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **DONALD A. FRANKLIN** and wife, **JUDITH A. FRANKLIN,** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **CHRIS T. KEITH**, (hereinafter referred to as the "**Grantee**"), his heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Elm Hill Business Center, Section 9, of record in Book 5190, Page 320, Register's Office for said County, and more particularly described as follows:

BEGINNING at an iron pin in the northern right-of-way margin of Old Tree Court, said pin being at the end of the radius return of Twin Elms Court and Old Tree Court;

Thence, with the northern right-of-way margin of Old Tree Court South 79° 20' 54" East 133.0 feet to a point;

Thence, North 10° 39' 06" East 110.00 feet to a point;

Thence, North 79° 20' 35" West 128.0 feet to a point in the right-of-way margin of Twin Elms Court;

Thence, along the right-of-way margin with the chord of a curve having a radius of 60.0 feet South 31° 21' 35" West 42.42 feet to a point;

Thence, with the chord of a curve to the left having a radius of 60.0 feet South 31° 21' 35" West 42.42 feet to a point;

Thence, South 10° 39' 06" West 5.63 feet to the beginning of a curve to the left;

Thence, with the chord of said curve having a radius of 25.0 feet South 34° 21' 36" East 35.36 feet to the point of beginning, said tract containing 0.37 acres more or less.

BEING the same property conveyed to Donald A. Franklin and wife, Judith A. Franklin, by Quitclaim Deed from Franklin Investment Group, L.P., a Tennessee limited partnership dated September 28, 2009, recorded September 29, 2009, of record in Instrument No. 20090929-0090319, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 17th day of July, 2014.

Donald A. Franklin

Judith A. Franklin

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DONALD A. FRANKLIN**, and **JUDITH A. FRANKLIN**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of July, 2014.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $327,500.00.

Chris T. Keith
Affiant

Subscribed and sworn to before me this
17th day of July, 2014.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 5190, Page 320, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to the Metropolitan Government for sanitary sewer, of record in Book 5226, Page 14, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants for Elm Hill Business Center, of record in Book 5203, Page 257, the same being subject to Revocation of Restrictive Covenants, of record in Book 7278, Page 890, Register's Office for Davidson County, Tennessee.

5. Bylaws of Elm Hill Business Center Property Owner's Association, Inc., of record in Book 5203, Page 261, Register's Office for Davidson County, Tennessee.

6. Deed of Trust, Assignment of Rents and Security Agreement executed by Chris T. Keith, to Attorneys Title Company, Inc., Trustee dated July 17, 2014, recorded July __, 2014, to secure to Donald A. Franklin and Judith A. Franklin, in the original principal amount of $300,000.00, payable as set forth therein.