99120208

Box 28

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Instr:200002220016900 Page: 1 OF 3
REC'D FOR REC 02/22/2000 10:12:48AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $854.70

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

James R Frazier
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th
February, 2000

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 9/28/2002

JO ANN SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES R. FRAZIER	JAMES R. FRAZIER	Map:171-04A Parcel:009
(NAME) 5417 Brownstone Drive	(NAME) same	Map: Parcel:
(ADDRESS) ~~Brentwood, TN~~ 37027	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 99120208

Warranty Deed

For and in Consideration Of the sum of $ 231,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES C WIDOWFIELD and SOPHIE A. WIDOWFIELD, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES R. FRAZIER AND WIFE, CINDY ~~T~~. J. CF FRAZIER JT

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Brownstone, Section One, of record in Book 9700, page 496 and 497, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James C. Widowfield and wife, Sophie A. Widowfield, by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership, of record in Book 11369 page 18, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

This is improved property known as 5417 BROWNSTONE DRIVE, Brentwood, Tennessee 37027

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 and assigns, forever. We do covenant with said GRANTEES that we 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 our hands this 17th day of January, 2000.

JAMES C WIDOWFIELD

SOPHIE A. WIDOWFIELD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES C WIDOWFIELD and SOPHIE A. WIDOWFIELD, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and office seal at the office this 17 day of January, 2000

NOTARY PUBLIC

My Commission expires:
4/9/2003

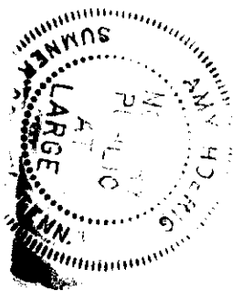


EXHIBIT "A"

1. Charter for Brownstone Homeowners Association, Inc. of record in Book 10659, page 15, said Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10658, page 952, said Register's Office.

3. By-Laws of record in Book 10658, page 995, said Register's Office.

4. Rights of others in and to the common elements.

5. Stormwater Detention Agreement of record in Book 10951, page 689, said Register's Office.

6. Matters shown on the Plan of record in Book 9700, page 496, Register's Office for Davidson County, Tennessee.