Instr:200005030044633 Page: 1 OF 2
REC'D FOR REC 05/03/2000 2:02:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $721.50

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $195,000.00

Abigail M. Frossard
Affiant

Subscribed and sworn to before me, this 1st day of May, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Abigail M. Frossard	FRANKLIN AMERICAN MORTGAGE	MAP [illegible]
1123 Draughon Avenue	501 Corporate Center Dr., #4	PARCEL [illegible]
Nashville, Tennessee 37204	Franklin, Tennessee 37067	FB# 16DA06470

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, ERWIN D. LATIMER, IV AND WIFE, ELLEN K. LATIMER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ABIGAIL M. FROSSARD, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1123 Draughon Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2000.

ERWIN D. LATIMER, IV

ELLEN K. LATIMER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERWIN D. LATIMER, IV AND ELLEN K. LATIMER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 and the westerly 18 feet of Lot. No. 3 on the Plan of map showing subdivision of Draughon Property, as of record in Plat Book 974, page 39, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 2 and part of Lot No. 3 front together 60 feet on the southerly side of Draughon Avenue and run back 165.4 feet on the westerly line and 166 feet more or less on the easterly line to a dead line and measures 68 feet thereon.

Being the same property conveyed to Erwin D. Latimer, IV and wife, Ellen K. Latimer by deed from Gilbert G. Edson, Jr., and wife, Deborah G. Edson of record in Book 6265, page 795, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 974, page 39, said Register's Office.