PREPARED BY:
BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113

Instr:200006300065348 Page: 1 OF 2
REC'D FOR REC 06/30/2000 3:15:00PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $437.90

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **June, 2000** between **PULTE HOMES TENNESSEE L.P.** , GRANTOR, and **JOCELYN ELAINE FRASIER and KEITH L. FRASIER, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, BEING Lot No 54, on the Plan of First Revision to Phase 2, Final Plat of Watercrest Townhomes, as shown on Plat of record in Plat Book 11190, page 81, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to Pulte Homes Tennessee, L.P., by Corrective QuitClaim Deed, from Radnor Homes, Inc., a Michigan Corporation, of record in Book 11356, page 465 and rerecorded in Instrument No. 200005310053935, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000, which have been prorated and assumed by the Grantee (s); all matters appearing on the Plat in Plat Book 11190, page 81; Restrictive Covenants of record in Book 10788, page 533, as amended in Book 11158, page 931; By-Laws of record in Book 10788, page 591; Charter of Watercrest H.O.'s Association of record in Book 10788, page 546; Letters on Watercrest Townhomes of record in Book 10822, page 70 and in Book 10821, page 131; Power of Attorney of record in Instrument No. 200006070056949; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 11433, page 449; Right-of-way Agreement of record in Book 2242, page 139 and in Book 2875, page 711; QuitClaim Deed of record in Instrument No. 200002220017014, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Marian Dunkerley

Pulte Homes Tennessee L.P.,
Signature of Seller
Tennessee L.P.
by Marian Dunkerley, as
Attorney-in-Fact

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public of said State and County aforesaid, personally appeared Marian Dunlap with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Closing Coordinator of PULTE HOMES TENNESSEE L.P., the within named bargainor, a corporation, and that he/she as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Closing Coordinator.

Witness my hand and seal, at office in , this the **26th** day of **June, 2000.**

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/2002

My Commission Expires September 28, 2002

Name and Address of Property Owner:

JOCELYN ELAINE FRASIER and KEITH L. FRASIER
3405 ANDERSON RD., #213
ANTIOCH, TN 37013

Property Address:

3405 ANDERSON RD., #213
ANTIOCH, TN 37013

Person Responsible for Taxes:

AMSOUTH
2050 PARKWAY OFFICE CIRCLE, NORTH BLDG.
BIRMINGHAM, AL 35244

Parcel #: 136-15, Group A, Parcel 54

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$118,350.00** which amount is ~~equal to~~, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 2000.**

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/28/2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
7117 CALDERWOOD DR
ANTIOCH, TN 37113