Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #00-1399

Davidson County DEEDWARR
Recvd: 10/26/00 14:29 2pgs
Fees:11.00 Taxes:703.00
20001026-0106286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack L. Koch, Jr. and spouse, Rachel C. Koch**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen A. Frohsin, unmarried**, hereinafter called the **Grantee**, Grantee's 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. 19 on the unrecorded plan of H.E. Marlin's Property of Lots Nos. 18 and 19 and part of 20 and 21, being part of Lot No. 20 on the Map of Sharondale Book 332, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 80 feet on the easterly margin of Sharondale Drive and extends back 180 feet on the northwesterly line and 200 feet on the southeasterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Jack L. Koch, Jr. and Rachel C. Koch by deed of record in Book 9678, Page 834, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2522 Sharondale Drive, Nashville TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of October, 2000

Jack L. Koch, Jr.

Rachel C. Koch

Rachel C. Koch

State of Tennessee)
County of Davidson)

On this 23rd day of October, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jack L. Koch, Jr. and Rachel C. Koch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 190,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of October, 2000.

Notary Public

My Commission Expires: 9-29-2001

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Stephen A. Frohsin	Mortgage Edge Corporation	104-14-21
2522 Sharondale Drive	2000 Glen Echo Road #211	
Nashville, TN 37215	Nashville, TN 37215	