WARRANTY DEED

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 20001430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th Day of December, 2000.

Notary Public

MY COMMISSION EXPIRES: 09/08/00

(AFFIX SEAL)

My Commission Expires SEPT. 8, 2001

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Frazer	Chase Manhattan Mtg Corp	Map 162-06-0
(NAME) 116 Bess Court	(NAME) P.O. Box 572405	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murray, Utah 84157	Parcel 374.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert Joe Hinton and wife, Shelly Hinton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian D. Frazer, unmarried** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79, on the Plan of the Resubdivision of Lot Nos. 76, 77, 78, 79, 80, and 81 of Bess Estates, Section Two of Record in Plat Book 4660, page 163, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Joe Hinton, unmarried by Warranty Deed of record in Book 9584, page 496, Register's Office of Williamson County, Tennessee.

Subject to restrictive covenants of record in Book 4868, page 132, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on Plat Book 4660, page 163, said Register's Office.

This is unimproved ( )
improved(x) property, known as 116 Bess Court Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 7th Day of December, 2000.

Robert Joe Hinton
Robert Joe Hinton

Michelle M Hinton
~~Shelly~~ **Hinton**, Michelle M. Smith

Davidson County DEEDWARR
Recvd: 12/08/00 09:16 2pgs
Fees:11.00 Taxes:303.40

20001208-0120949

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Robert Joe Hinton and wife, Shelly Hinton, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th Day of December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires SEPT. 6, 200