SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Rita Fuson-~~Frazier~~ FRAZIER
624 Mercer Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Woodmont Financial Services
5107 Maryland Way
Brentwood, TN 37027

MAP **75-11**
GROUP
PARCEL **49**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kirsten V. Walls, an unmarried person,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Rita Fuson-~~Frazier~~, an unmarried person**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Frazier

BEING all of Lot No. 413, on the Plan of HIGHLANDS OF TULIP GROVE, SECTION III, according to plat and survey of same appearing of record in Plat Book 4675, page 140, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 413 fronts 85 feet on the westerly margin of Mercer Drive and extends back 123.80 feet on the northerly line and 122.55 feet on the southerly line to a dead line in the rear measuring 79.78 feet thereon.

Being the same property conveyed to James D. Walls and wife, Kirsten V. Walls, by deed of record in Book 8798, Page 311, Register's Office. The said James D. Walls died intestate on November 14, 1998, leaving the said Kirsten V. Walls as the surviving tenant by the entirety.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 624 Mercer Drive, Hermitage, Tennessee 37076.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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.

Davidson County DEEDWARR
Recvd: 12/11/00 09:03 2pgs
Fees:11.00 Taxes:377.40
20001211-0121616

WITNESS our hands this the 17th day of November, 2000.

Kirsten V. Walls

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kirsten V. Walls, an unmarried person,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of November, 2000.

Larry K. Tolbert
NOTARY PUBLIC

LARRY K. TOLBERT NOTARY AT LARGE RUTHERFORD COUNTY TENNESSEE

My Commission Expires: 6/21/2004

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $102,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 2000.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004