WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/01 08:49 2pgs
Fees:11.00 Taxes:416.82
20010328-0029590

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,655.00

Virginia Lee Frazer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 4-28-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN K. WEEKLEY (NAME)	~~Sobring Capital Mortgage~~ (NAME)	MAP 73-13
~~1615 Lethia Drive~~ (ADDRESS)	4000 International Pkwy (ADDRESS)	PARCEL 193
~~Nashville, TN 37206~~ (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN S. FRAZER by and through VIRGINIA LEE FRAZER, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN K. WEEKLEY

HEREINAFTER CALLED THE GRANTEES, 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. 13 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot fronts 82.3 feet on the easterly side of Lethia Drive and runs back 176.2 feet on the northerly line and 175 feet on the southerly line to a dead line in the rear on which it measures 106 feet.

Being the same property conveyed to JOHN S. FRAZER AND WIFE, GRACE V. FRAZER by Deed of record in Book 5216, page 701, Register's Office for Davidson County, Tennessee; the said GRACE V. FRAZER having since died, the property now vests in JOHN S. FRAZER as surviving tenant by the entirety.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is not the principal residence of the Grantor.

VIRGINIA LEE FRAZER executes this instrument as Attorney in Fact for JOHN S. FRAZER pursuant to Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 1615 LETHIA DRIVE, NASHVILLE, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 hand this 28th day of February, 2001

John S. Frazer
JOHN S. FRAZER

BY: Virginia Lee Frazer
VIRGINIA LEE FRAZER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN S. FRAZER by and through VIRGINIA LEE FRAZER, Attorney in Fact

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE _____, Tennessee, this 28th day of February, 2001.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, VIRGINIA LEE FRAZER, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for JOHN S. FRAZER and is authorized by JOHN S. FRAZER to execute this instrument on his behalf.

Witness my hand and official seal this the 28th day of February, 2001.

My commission expires: 4-28-04

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NOTARY PUBLIC