THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17964	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $277,000.00 Affiant Subscribed and sworn to before me, this 22nd day of May, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JAMES S. FRAZER, IV	PHH MORTGAGE SERVICES	MAP 115-11-0
6401 Brownlee Drive	3000 Leadenhall Road	PARCEL 36
Nashville, Tennessee 37205	Mt. Laurel, New Jersey 08054	FB# 08DZ66465

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROBERT WAYNE MAYO AND WIFE, JULIE L. MAYO, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES S. FRAZER, IV, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6401 Brownlee Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2001.

Davidson County DEEDWARR
Recvd: 05/24/01 14:01 2pgs
Fees:11.00 Taxes:1024.90

20010524-0054316

ROBERT WAYNE MAYO

JULIE L. MAYO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT WAYNE MAYO AND JULIE L. MAYO, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2001.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section One West Meade Estatess, as of record in Plat Book 2663, page 110, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Wayne Mayo and wife, Julie L. Mayo by deed from Phillip W. Tanner and wife, Bryant Tanner of record in Book 11363, page 704, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2663, page 110, said Register's Office.