THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11182Q

MAP/GROUP/PARCEL: 053-09-0/078.00

NEW OWNER'S NAME AND ADDRESS:
MARY DENISE FRAZIER
814 TAMARACK SOUTH
MADISON, TN 37115

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 09/12/01 14:32 2pgs
Fees:13.00 Taxes:305.25
20010912-0099517

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, MARY L. MONTES, AN UNMARRIED WOMAN, hereinafter called Grantor, do hereby transfer and convey unto MARY DENISE FRAZIER, AN UNMARRIED WOMAN, her heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53-A ON THE PLAN OF ZONE LOT DIVISION, LOTS 52 AND 53, PHASE II, KIMBOLTON OF RECORD IN PLAT BOOK 6900, PAGE 933, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is improved property commonly known as 814 Tamarack South, Madison, Tennessee 37115.

BEING the same property conveyed to grantors herein by deed of record in Book 9823, Page 316, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Mary L. Montes
MARY L. MONTES

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MARY L. MONTES, AN UNMARRIED WOMAN, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 31st day of August, 2001.

Brenda Shelby
NOTARY PUBLIC

My Commission Expires:

10-15-03

BRENDA SHELBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater of this transfer is $82,500.00.

Mary Denise Frazier
AFFIANT

Sworn to and subscribed before me, this 31st day of August, 2001.

Brenda Shelby
NOTARY PUBLIC

My Commission Expires:

10-15-03

BRENDA SHELBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.