10:56

Davidson County DEEDWARR
Recvd: 01/29/02 14:16 2pgs
Fees:13.00 Taxes:185.00

20020129-0012404

WARRANTY DEED

LOTUS-H01764

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Deborah Barton
Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2001.

Jeannie Bradshaw
Notary Public

JEANNIE BRADSHAW NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
MY COMMISSION EXPIRES: 6-12-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075
My Commission Expires JUNE 12, 2004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lotus, Inc.	Same	43-10-B-80
(NAME)	(NAME)	
555 N. Dupont Ave., Unit D-80		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(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 consideration, the receipt of which is hereby acknowledged, I/we, FREDERICK PRICE FRAZIER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto LOTUS, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

Condominium Unit #D-80 of Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Book 5414, Page 743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frederick Price Frazier, unmarried by deed from G & G, inc., a Tennessee Corp., dated June 13, 1996 and filed of record June 27, 1996 in Book 10100, Page 308, said Register's Office.

This is improved (X) property, known as 555 N. Dupont Ave., Unit D-80, Madison, Tennessee 37115
unimproved ( )
(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/our hand(s) this 31st day of December, 2001.

Frederick Price Frazier

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick Price Frazier, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville (city), TN (state), this 31st day of December, 2001.

Jeannie Bradshaw
Notary Public

My Commission Expires: 6-12-04

JEANNIE BRADSHAW NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires JUNE 12, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State 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 _____.

Witness my hand and official seal at office at _____ on this the 31st day of December, 2001.

My Commission Expires _____ _____

Notary Public

RETURN TO:

Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, Tennessee 37075