FOR RECORDING PURPOSES

File No. 52005 File Box

Davidson County DEEDWARR
Recvd: 04/29/02 15:32 3pgs
Fees:18.00 Taxes:617.53

20020429-0052404

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 166,900.00

Samuel P. Frey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: April 19, 2002

Erla J. Grumman
NOTARY PUBLIC

COMMISSION EXPIRES: 4/20/2003

ERLA J. GRUMMAN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

THIS INSTRUMENT PREPARED BY:	RETURN TO AFTER RECORDING:	
NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346	Lawyers Title Insurance Corporation 424 Church Street, Suite 200 Nashville, TN 37219	
ADDRESS NEW OWNERS(S) AS FOLLOWS: Samuel P. Frey, et ux 120 Buckingham Court Goodlettsville, TN 37072	SEND TAX BILLS TO: New Owner(s)	MAP-PARCEL NUMBER: 26-6-80

WARRANTY DEED

FOR AND IN 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, I/WE,

Garry Quarles and wife, Christy Ann Quarles

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Samuel P. Frey and wife, Nanci L. Frey

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

120 Buckingham Court, Goodlettsville, TN 37072

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 3-21-02

Garry Quarles

Christy Ann Quarles

Christy Ann Quarles

(Individual Notary Acknowledgement)

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~Garry Quarles~~ and wife, Christy Ann Quarles

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at AmSouth Bank on this 18 day of March, 20 02

Holly Irvine

Notary Public

SEAL

HOLLY IOVINO NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

My Commission Expires 8-27-05

This Acknowledgment is only used if the owners will be signing separately.

STATE OF TEXAS }
COUNTY OF DENTON }S.S.

On MARCH 21, 2002 before me, Bobbie Jo Trimble,
a Notary Public in and for said county and state, personally appeared
GARRY QUARLES
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Bobbie Jo Trimble

BOBBIE JO TRIMBLE
MY COMMISSION EXPIRES
January 25, 2003

My Commission expires: 1/25/2003

(This area for official notarial seal)

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 252, on the Plan of Windsor Green, Phase II, Section II, as shown on plat of record in Plat Book 6900, page 549, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to WILLIE V. Reid, Jr. and Christy C. Reid, by Deed recorded in Book 8517, page 49, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree recorded in Book 10733, page 592, subject property was vested in Christy C. Reid. Pursuant to Quitclaim Deed Christy Ann Reid quitclaimed subject property to Garry Quarles and wife, Christy Ann Quarles, by Deed of record at Instrument No. 20011218-0139319, Register's Office for Davidson County, Tennessee.