THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,300.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19TH DAY OF APRIL, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Commission Expires 5/12/2004

Davidson County DEEDWARR
Recvd: 04/30/02 13:06 2pgs
Fees:13.00 Taxes:419.21
20020430-0052872

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Erica Trail 5537 Pettus Road Antioch, TN 37013	Accredited Home Lenders 4501 Circle 75 Parkway, Ste. F6350 Atlanta, GA 30339	173 172

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **JOYCE M. FRYE, FORMERLY JOYCE M. LEWIS** herein referred to as **Grantor for and in consideration of the sum of ONE HUNDRED THIRTEEN THOUSAND THREE HUNDRED AND 00/100 ($113,300.00) Dollars paid by ERICA TRAIL, unmarried, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantee, her heirs, successors, and assigns forever:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Subdivision of the John W. Lewis and wife Joyce Property, as of record in Book 7900, page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce M. Lewis by Quit Claim Deed from John M, Lewis unmarried of record in Book 8743, page 793, Register's Office for Davidson County, Tennessee. The said Joyce M. Lewis has since married and is now Joyce M. Frye.

William L. Frye joins in this conveyance for the purpose of conveying his marital interest.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions as may be applicable to said property.

This is unimproved (_) improved (X) property, known as 5537 Pettus Road, Antioch, Tennessee, 37013.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and

bind herself, her heirs, and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS Hand and Seal this 19th day of April, 2002.

Joyce M. Frye

William L. Frye

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joyce M. Frye with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 19th day of April, 2002.

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Commission Expires 5/12/2004

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William L. Frye with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 19th day of April, 2002.

ANGELA L. McCLANAHAN NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Commission Expires 5/12/2004

Notary Public

My Commission Expires: