THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 112,500.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2002

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires:_____

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BOB FRAZIER 406 Taylor Street Nashville, Tennessee 37208	SAME	MAP 82-9 PARCEL 92

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 112,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JEFFREY Q. WARD, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto BOB FRAZIER, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 65 on the Plan of D.T. McGavock's First Addition to Nashville, according to survey and plat of same appearing of record in Book 10, page 606-609, Register's Office for Davidson County, Tennessee, to which plat reference is made for more details as to location and description of said lot. Said part of Lot No. 65 fronts 35.0 feet on the northerly side of Taylor Street and extends back parallel with the alley 117.0 feet, more or less, to an alley in the rear of said lot.

BEING the same property conveyed to Jeffrey Q. Ward, an unmarried man, by deed from William J. Fudge and wife, Martha L. Fudge, of record in Book 10230, page 652, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/14/02 13:34 2pgs
Fees:13.00 Taxes:416.25

20020514-0059198

This is improved property known as 406 Taylor Street, Nashville, Tennessee 37208

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of D.T. McGavock's First Addition to Nashville of record in Book 10, page 606-609, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 10th day of May, 2002.

JEFFREY Q. WARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFREY Q. WARD, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2002.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public