Davidson County DEEDWARR
Recvd: 05/28/02 13:38 3pgs
Fees:18.00 Taxes:288.60
20020528-0064329

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26b

James Frisina	New Owner	Map 96-15
1806 Beechwood Ave		Parcel 022
Nashville, TN 37212		

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Angela D. Burrows, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James Frisina, a married person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Hickory Bend, Section III, as of record in Plat Book 3600, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Angela D. Burrows, by deed from Corey C. Hall and Angela D. Burrows, as joint tenants with right of survivorship, of record as Instrument No. 200009260095222, said Register's Office.

This is improved property commonly known as 3114 Boulder Park Drive, Nashville, Tennessee, 37214.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Restrictive Covenants contained in Book 3642, page 478, said Register's Office for Davidson County, Tennessee.
3. Plan of record in Book 3600, page 42, said Register's Office for Davidson County, Tennessee.
4. Avigation Easement and Contract of record in Book 9357, page 605, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $78,000.00

Affiant

Subscribed and sworn to before me this 23rd day of May, 2002.

Notary Public

My Commission Expires: 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of May, 2002.

Angela D. Burrows

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 **Angela D. Burrows**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of **May,** 2002.

Notary Public

My Commission Expires: 9-24-2005