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This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 06/24/02 09:42 2pgs
Fees:13.00 Taxes:468.05
20020624-0075438

ADDRESS NEW OWNER:
Janet B. Frazier
2321 Deerwood Rd.
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
3100 West End Ave 3#530
Nashville, TN 37203

MAP **095-07-0**
GROUP
PARCEL **061.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert E. Hughes, Jr. and wife, Julie Y. Hughes** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Janet B. Frazier, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Merry Oaks, a plat of which is of record in Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Robert E. Hughes, Jr. and wife, Julie Y. Hughes by deed from dated April 29, 1994, of record in Book 9338, Page 394, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1835, page 67-68, Register's Office for Davidson County, Tennessee.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 1835, page 67-68, said Register's Office.

4. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

5. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

This is improved property known as 2321 Deerwood Road, Nashville, Tennessee 37214.

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", her heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 our hands this the 11th day of June, 2002.

Robert E. Hughes, Jr.

Julie Y. Hughes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert E. Hughes, Jr. and wife, Julie Y. Hughes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of June, 2002.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $126,500.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of June, 2002.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. [illegible] NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires September 13, 2003