This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY. P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 12/13/02 15:19 2pgs
Fees:13.00 Taxes:767.75
20021213-0154076

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, FRANK D. FRAZIER ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto JEFFREY SONSINO, AN UNMARRIED MAN ("Grantee") the following described real estate located in DAVIDSON County, Tennessee, more particularly described as follows:

Property located in Davidson County, Tennessee, being Unit No. 110 on the Plan of Hampton Place Townhomes, of record in Book 5200, Page 421, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank D. Frazier, unmarried, by deed from Fidelity Federal Bank, A Federal Savings Bank, dated 7/5/90 and recorded in Book 8148, Page 778, Register's Office for Davidson County, Tennessee.

****The property herein described was purchased for investment purposes therefore marital interest rights do not apply****

This property is known as 110 HAMPTON PLACE, NASHVILLE, TN 37215

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 27th day of November, 2002

Frank D. Frazier by
Kristy N. Frazier, ATTY in FACT

FRANK D. FRAZIER
BY KRISTY N. FRAZIER, ATTY IN FACT

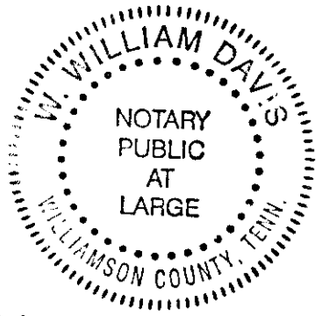
STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTY N. FRAZIER with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for FRANK D. FRAZIER, and is authorized by FRANK D. FRAZIER, to execute this instrument on his behalf.

Witness my hand and official seal this the 27th day of November, 2002.

Notary Public

My Commission Expires:_____



My Commission Expires FEB. 27, 2005

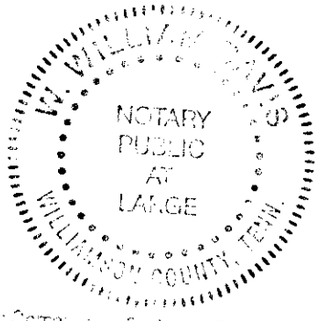
STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **207,500.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristy N. Frazier

Affiant



My Commission Expires FEB. 27, 2005

Subscribed and sworn to before me this the 27th day of November, 2002

Notary Public

Commission Expiration:

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER AND PROPERTY ADDRESS
W. WILLIAM DAVIS, ATTY	UNION PLANTERS MORTGAGE	
219 WARD CIRCLE, STE 3	2019 RICHARD JONES RD #300	110 HAMPTON PLACE
BRENTWOOD, TN 37027	NASHVILLE, TN 37215	NASHVILLE, TN 37215

MAP PARCEL NUMBER 117-7-C-110C0