THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20712-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 23rd day of May, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Frierson Craig 837 Otter Creek Road Nashville, TN 37220	New Owner	Map No.146.14 Parcel No. 014.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John J. Dietz, Jr. and wife, Wendy G. Dietz**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Frierson Craig, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 837 Otter Creek Road, Nashville, TN, 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 23, 2003.

John J. Dietz, Jr.

Wendy G. Dietz

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John J. Dietz, Jr. and wife, Wendy G. Dietz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2003.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/27/03 12:22 2pgs
Fees:13.00 Taxes:1313.50

20030527-0071212

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Six, Forest Acres Subdivision as of record in Plat Book 3842, page 11, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John J. Dietz, Jr. and wife, Wendy G. Dietz by deed from Emily A. Mitchell and Anna L. Bowers, a one-half interest each, both unmarried of record in Book 9783, page 509, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7710, page 42, Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Plat Book 3842, page 11, Register's Office for Davidson County, Tennessee.