WARRANTY DEED

G-NBC-03-3405

STATE OF ~~Tennessee~~ Ohio
COUNTY OF ~~Davidson~~ Franklin
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$120,000.00~~ 123,900.00

Carrie Burns
Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2003.

Heather Wieland
Notary Public

HEATHER WIELAND
Notary Public, State of Ohio
My Commission Expires 11-05-03

MY COMMISSION EXPIRES: (SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorraine Graham	National Bank of Commerce	
3405 Anderson Road #213 (ADDRESS)	(NAME) 115 29th Avenue South (ADDRESS)	136-15-A-54 CO
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOCELYN ELAINE FRASIER AND KEITH L. FRASIER HUSBAND & WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LORRAINE GRAHAM, hereinafter called the Grantee(s), their heirs and assigns, that 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. 54, Unit 213 on the Plan of First Revision to Phase 2, Final Plat of Watercrest Townhomes, a Horizontal Property Regime, as shown on Plat of record in Book 11190, Page 81, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jocelyn Elaine Frasier and Keith L. Frasier, husband and wife, by Deed dated June 26, 2000 and filed for record on June 30, 2000 in Instrument Number 20000630-0065348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to HOA Charter of record in Book 10788, Page 546; Letters to Metro Planning Commission of record in Book 10821, Page 131 and Book 10822, Page 70, Register's Office for said County.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 11433, Page 449; Right-of-Way Easement of record in Book 2241, Page 139 and Book 2875, Page 299; (Partial Release of record in Book 4438, Page 711), Conveyance to HOA of record in Instrument Number 20000222-0017014, all being of record, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 10788, Page 533 and Book 11158, Page 931, Register's Office for said County.

This conveyance is subject to By-Laws of record in Book 10788, Page 591, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 06/26/03 07:28 2pgs
Fees:13.00 Taxes:456.95

20030626-0087632

unimproved ( )
This is improved (X) property, known as 3405 Anderson Road #213, Nashville, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 13th day of June, 2003.

Jocelyn Elaine Frasier

Keith L. Frasier

STATE OF Ohio

COUNTY OF Franklin

I, Heather Wieland, a Notary Public of the County and State first above written, do hereby certify that * personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

* Jocelyn Elaine Frasier and Keith L. Frasier

Witness my hand and official seal, this the 6/13/03

Heather Wieland
Notary Public

My Commission E

(SEAL)

HEATHER WIELAND
Notary Public, State of Ohio
My Commission Expires 11-05-03

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me,
_____, a Notary Public within and for said County and State aforesaid, personally appeared
_____, with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ of the _____, the within named bargainor, and corporation, and that _____ as such
_____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said
_____.

* Corporation

Witness my hand and official seal at
_____
on this the ___ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2002, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

- POA

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903