This Instrument Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Faye V. Duggan, Trustee
2001 Old Hickory Boulevard
Old Hickory, TN 37138

MAP: 064-12-0A
PARCEL: 202.00CO
GROUP:

Davidson County DEEDWARR
Recvd: 06/26/03 13:39 2pgs
Fees:13.00 Taxes:514.30

20030626-0088516

WARRANTY DEED

THIS INDENTURE, made this 19th day of June, 2003 between

Duncan S. Fraser and wife, Sandra A. Fraser

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Faye V. Duggan, Trustee U/A Faye V. Duggan Revocable

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being a certain building identified as property map No. 202 as shown on the plan of Fox Run Section One (A Condominium), of record in Book No. 4860, Page 52, in said Register's Office, and said description is incorporated herein by reference thereto.

Being the same property conveyed to Duncan S. Fraser and wife, Sandra A. Fraser by Warranty Deed dated 7/12/79 from James P. Sheets and wife, Connie Sheets of record in Book 5466, Page 694, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2003 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Duncan S. Fraser

Sandra A. Fraser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Duncan S. Fraser and wife, Sandra A. Fraser the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of June, 2003.

Notary

My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $139,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of June, 2003.

Notary Public

My Commission Expires: 9/30/06