40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/11/03 15:44 2pgs
Fees:13.00 Taxes:1961.00
20030811-0114625

ADDRESS NEW OWNER:

J. Michael Frazier
Deborah J. Frazier
700 Darden Place
Nashville, TN 37205

SEND TAX BILL:

New Owner

MORTGAGEE:

First Tennessee Bank
2525 West End Ave. Ste 300
Nashville, TN 37203

MAP AND PARCEL:
MAP 115-04-0,
PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Howard C. Pomeroy and wife, Edna S. Pomeroy, and J. Michael Frazier and wife, Deborah P. Frazier, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto J. Michael Frazier and wife, Deborah J. Frazier, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 156 on the plan of Hillwood Estates, Section Nine, Part One, as of record in Plat Book 2331, page 27, amended in Plat Book 2437, page 619, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Howard C. Pomeroy and wife, Edna S. Pomeroy, by deed from Billy Joe Royal and wife, Michelle Royal, of record in Book 10647, page 795, Register's Office for Davidson County, Tennessee. The said Howard C. Pomeroy and wife, Edna S. Pomeroy, conveyed their interest in the property to Howard C. Pomeroy and wife, Edna C. Pomeroy, as tenants in common with J. Michael Frazier and wife, Deborah P. Frazier, by Quitclaim Deed of record in Book 11014, page 566, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 700 Darden Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates set forth below.

Howard C. Pomeroy

Edna S. Pomeroy

J. Michael Frazier

Deborah P. Frazier

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Howard C. Pomeroy and wife, Edna S. Pomeroy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 8 day of August, 2003.

Notary Public

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared J. Michael Frazier and wife, Deborah P. Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 8 day of August, 2003.

Notary Public

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $530,000.00.

AFFIANT

Subscribed and sworn to before me this 8 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07