Davidson County DEEDWARR
Recvd: 11/14/03 14:34 3pgs
Fees:17.00 Taxes:0.00

20031114-0166837

DEED, FEE SIMPLE **(DEED.TN)**
INDIVIDUAL GRANTOR

Tax Exempt- adding wife to title

THIS DEED made this 16th of October in the year Two Thousand Three by and between **Rand T. Frederiksen**, party of the first part, Grantor(s) and **Rand T. Frederiksen and Patricia W. Frederiksen***, of 589 Harpeth Trace Dr., Nashville, TN 37221, parties of the second part, Grantee(s).

* husband and wife

WITNESSETH, that in consideration of the sum of **($0) DOLLARS**, the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said party of the first part does grant and convey to the said Rand T. Frederiksen and Patricia W. Frederiksen, as joint tenants and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Davidson County, State of Tennessee, and described as follows, that is to say:

BEING A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:
Tax Map: 143-2-A Parcel: 64.00
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF PHASE THREE, HARPETH TRACE ESTATES AS OF RECORD IN PLAT BOOK 5200, PAGE 753, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 589 HARPETH TRACE DRIVE.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED MAY 18, 1989 AND RECORDED AMONG THE LAND RECORDS OF DAVIDSON COUNTY IN BOOK 7846 PAGE 680 WAS GRANTED AND CONVEYED BY EDMOND DONALD MILLER AND WIFE, BONNIE B. MILLER, UNTO RAND T. FREDERIKSEN.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Rand T. Frederiksen and Patricia W. Frederiksen, as joint tenants and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant specially the property hereby granted; and that he/she will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantor and Grantees.

TEST:

Darinka Stoyanova

Rand T. Frederiksen (SEAL)
Rand T. Frederiksen, Grantor

Darinka Stoyanova

Darinka Stoyanova

Rand T. Frederikeen, Grantee (SEAL)

Patricia W. Frederikeen, Grantee (SEAL)

OATH OF VALUE

STATE OF TN

COUNTY OF Davdsn

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 0 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME
THIS 16th DAY OF October, 2003.

Rand T. Frederikeen (SEAL)
Rand T. Frederikeen, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 16th day of October, in the year Two Thousand Three, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Rand T. Frederikeen, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public - Ann Stathos Donnell

My Commission expires: 01/29/05

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 16th day of October, in the year Two Thousand Three, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Rand T. Frederikeen and Patricia W. Frederikeen known to me (or satisfactorily proven) to be the persons whose names is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public - Ann Stathos Donnell

My Commission expires:
01/29/05

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned.

MILLARD S. RUBENSTEIN

RETURN TO:

RESOURCE TITLE, LLC
300 RED BROOK BOULEVARD, SUITE 300
OWINGS MILLS, MARYLAND 21117
(410) 654-5550
FGT1557

PREPARED BY:
MILLARD S. RUBENSTEIN
300 Red Brook Blvd., Ste. 300
OWINGS MILLS, MD 21117
(410) 654-5550

Mail Tax Bill TO:
Rand T. Frederiksen
589 Harpeth Trace Dr.
Nashville, TN 37221