Realty Title ORD
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $284,900.00

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 13th **day of November, 2003.**

Notary Public
My commission expires: 11/27/06

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Bruce L. Hite 208 Montchanin Road Old Hickory TN 37138	New Owners	064-02-0-033.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John S. Frazer and Carol E. Frazer, Co-Trustees of the John and Carol Frazer Revocable Living Trust, dated March 1, 1994 and John S. Frazer and Carol E. Frazer, individually, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bruce L. Hite and wife, Frances O. Hite, hereinafter called the Grantees, their successors and assigns, a 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. 195, Section Nine of Brandywine Farms, of record in Book 4460, Page 40, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John S. Frazer and wife, Carol E. Frazer, Co-trustees of the John and Carol Frazer Revocable Living Trust dated March 1, 1994, by quitclaim deed, dated March 1, 1994, of record in Book 9268, Page 436, Register's Office for Davidson County, Tennessee, further being the same property conveyed to John S. Frazier and wife, Carol E. Frazier, by deed from Melvin Eugene Hacker and spouse, Charo C. Hacker, of record in Book 9172, page 102, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 208 Montchanin Road, Old Hickory, TN 37138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 11/18/03 13:15 2pgs
Fees:13.00 Taxes:1054.13
20031118-0168276

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 hand this 13th day of November, 2003.

John S Frazer, Co-Trustee of the John and Carol Frazer Revocable Living Trust, dated March 1, 1994

John S. Frazer, Co-Trustee of the John and Carol Frazer Revocable Living Trust, dated March 1, 1994

Carol E. Frazer, Co-Trustee of the John and Carol Frazer Revocable Living Trust, dated March 1, 1994

Carol E. Frazer, Co-Trustee of the John and Carol Frazer Revocable Living Trust, dated March 1, 1994

John S Frazer

John S. Frazer, Individually

Carol E. Frazer

Carol E. Frazer, Individually

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named John S. Frazer, Co-Trustee and Carol E. Frazer, Co-Trustee of the John and Carol Frazer Revocable Living Trust, dated March 1, 1994, with whom I am personally acquainted, and who acknowledged they executed the within instrument, in the capacity and for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, TN, this 13th day of November, 2003.

Robbin Teasley

Notary Public

My Commission Expires: 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.