Prepared by:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd.
Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2003.

Notary Public **Donna A. Sperry**
My commission expires: 10/21/07

DONNA A. SPERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/07/04 08:19 2pgs
Fees:13.00 Taxes:714.10

20040107-0002261

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacqueline Teed Friesen	National City Mortgage Company	172-15-0A 190.00CO
2213 Bryce Cove	3232 Newmark Drive	
Nashville TN 37211	Miamisburg, OH 45342	

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, **Deborah S. Steed and husband, Timothy O. Steed**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey **to Jacqueline Teed Friesen and husband, Scott Jeffrey Friesen**, 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. 138 on the Plan of Holt Woods, Section 11, of reocrd in Book 9700, Page 408, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah S. Steed and husband, Timothy O. Steed by deed from Clardige Builders Co., LLC, dated 3/12/98, of record in Book 10836, Page 721, Register's Office for Davidson County, Tennessee.

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 2213 Bryce Cove, Nashville, TN 37211

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.

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 17th day of December, 2003.

Deborah S. Steed **Timothy O. Steed**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Donna A. Sperry the undersigned, a Notary Public in and for said county and state, **Deborah S. Steed and Timothy O. Steed**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 17th day of December, 2003.

Donna A. Sperry
Notary Public

DONNA A. SPERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission expires: **10/21/07**