PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 02/19/04 10:24 2pgs
Fees:13.00 Taxes:1443.00
20040219-0019092

W & I Ref:(_____) Title No: 45301
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David E. Frederiksen Renee B. Frederiksen 313 Jocelyn Hollow Circle Nashville, Tennessee 37205	National City Mortgage Company P.O.Box 1024 Dayton, Ohio 45401-1024

TAX MAP-PARCEL NUMBERS:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melinda S. Waller**, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David E. Frederiksen and spouse, Renee B. Frederiksen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of West Meade Farms, Inc. Section "J" of record in Book 1835, Page 125 Register's Office for said County.

Said Lot No. 205 fronts 118 feet on the northwesterly margin of Jocelyn Hollow Circle and extends back 315.8 feet on the northeasterly line(s) and 351.1 feet on the southwesterly line to a dead line in the rear, measuring 152.5 feet thereon.

Being the same property conveyed to Braden J. Waller and wife, Melinda S. Waller by deed from Ralph D. Beam and wife, Cynthia D. Beam of record in Book 10700, Page 839. The said Braden J. Waller and Melinda S. Waller have since divorced. By Quitclaim Deed of record in Doc. No. 20020424-0050663, said Register's Office, Braden J. Waller conveyed his interest in subject property to Melinda S. Waller.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 125, said Register's Office, which Plan shows a 100 foot minimum building setback line from Jocelyn Hollow Circle and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Electrical Permit for a detached structure to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7533, Page 95, said Register's Office. Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6313, Page 916, said Register's Office.

This is improved property, known as: 313 Jocelyn Hollow Circle, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2004.

Melinda S. Waller

State of TENNESSEE
County of DAVIDSON

On this 28th day of January, 2004 , before me the undersigned authority, personally appeared Melinda S. Waller , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Sworn and subscribed before me this the 28th day of January, 2004

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007