Prepared by:
Realty Title & Escrow Company, Inc.
206A 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 $175,000.00

Affiant

Subscribed and sworn to before me, this 26th day of March, 2004.

Notary Public
My commission expires: 05/30/04

Davidson County DEEDWARR
Recvd: 04/01/04 15:59 2pgs
Fees:13.00 Taxes:647.50
20040401-0036981

RTEC No. 81170

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth George Frisard, Jr. 3818 West End Avenue Nashville TN 37205	Countrywide Home Loans, Inc P.OBox 660694 Dallas, TX 75266	04-9-K 310.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Anderson Ransom, Jr., unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kenneth George Frisard, Jr.**, hereinafter called the Grantee, his 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 Unit No. 310, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed, of record in Book 7332, Page 380, amended in Book 7902, Page 113, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Charles Anderson Ransom, Jr., unmarried by deed from David A. Fox, married, of record in Instrument No. 20020429-0051955, 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 3818 West End Avenue, Nashville, TN 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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 26th day of March, 2004.

Charles Anderson Ransom, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Charles Anderson Ransom, Jr.**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 26th day of March, 2004.

Notary Public

My Commission expires 05/30/04

