Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Meredith B. Fryou
7309 Middlebrook Circle
Nashville, TN 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
2059 Northlake Parkway
Tucker, GA 30084

MAP	**126-15**
GROUP	**B**
PARCEL	**218**

Davidson County DEEDWARR
Recvd: 05/07/04 11:08 2pgs
Fees:13.00 Taxes:617.90
20040507-0052257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lynn Waters-Frechou and husband, Joey V. Frechou** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Meredith B. Fryou, married** hereinafter called the "GRANTEE", her heirs 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. 113 on the Plan of Section Two, Lexington Point Subdivision, of record in Plat Book 20010515-0049954, and corrected in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Lynn Waters-Frechou and husband, Joey V. Frechou by deed from Beazer Homes Corp. dba Phillips Builders of record in Instrument no. 20020405-0041703, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 7309 Middlebrook Circle, Nashville, Tennessee 37221.

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 and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 28th day of April, 2004.

Joey V. Frechou

Lynn Waters-Frechou by Joey V. Frechou as attorney-in-fact

Lynn Waters-Frechou by Joey V. Frechou as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joey V. Frechou**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained, and he further acknowledged that he is the **Attorney-in-fact for Lynn Waters-Frechou**, and that as said Attorney-in-fact he executed the within Warranty Deed by signing the name of Lynn Waters-Frechou as her free act and deed.

WITNESS my hand and official seal this 28th day of April, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE