24-1-116

THIS INSTRUMENT WAS PREPARED BY:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30 day of April, 2004.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 18, 2007

ANDREW McKAY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/13/04 15:42 2pgs
Fees:13.00 Taxes:665.63

20040513-0056346

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David Jason Frost	Franklin American Mortgage Corp.	16-08 157.00
309 Bramblewood Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37211	Franklin, Tennessee 37067	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON C. MULLIS and wife, DAINA D. MULLIS,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **DAVID JASON FROST and wife, JESSICA FROST,** hereinafter referred to as Grantee(s), his/her/their 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. 433, on the Plan of Crieve Hall Estates, Section VI, of record in Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to JASON C. MULLIS and DAINA D. MULLIS by Warranty Deed from JOHN MARK MURPHY and wife, CYNTHIA MURPHY of record in Book 11718, Page 804, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **309 Bramblewood Drive, Nashville, TN 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 **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 30 day of April, 2004.

JASON C. MULLIS

DAINA D. MULLIS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **JASON C. MULLIS**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of April, 2004.

Notary Public

My Commission Expires: 5/28/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **DAINA D. MULLIS**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of April, 2004.

Notary Public

My Commission Expires: 5/28/06

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006