This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 05/25/04 15:13 2pgs
Fees:13.00 Taxes:758.50
20040525-0061486

ADDRESS NEW OWNER:
William N. Frasch and Sherry E. Frasch
5032 High Valley Drive
Brentwood, Tennessee 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 160-15-A
PARCEL 49.00 CO
06DU-82088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Keith D. Bailey, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William N. Frasch and wife, Sherry E. Frasch, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Unit No 49 in a Planned Unit Development of Hearthstone Manor, Phase 4, of record in Plat Book 6250, page 990, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Keith D. Bailey, by deed from Radnor Homes, Inc. of record in Book 7234, Page 234, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 6424, Page 839; amended Book 6600, Page 3, in Book 6684, Page 251; amended in 6916, 230; amended in Book 7398, Page 907; amended in Book 7403, Pages 563 and 570; Quitclaim Deed to Hearthstone Homeowners Association of record in Book 7403, Page 570, said Register's Office.

Taxes for 2004 have been pro-rated and assumed by Grantees.

This is improved property known as 246 Hearthstone Manor Lane, Brentwood, TN 37027, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William N. Frasch and wife, Sherry E. Frasch, their heirs and assigns, forever; and I, Keith D. Bailey, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of May, 2004.

Keith D. Bailey

Keith D. Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Keith D. Bailey, 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. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 205,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of May, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/08