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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 06/30/04 15:19 2pgs
Fees:13.00 Taxes:751.10
20040630-0078022

03-0405-31956

Address of New Owner:	Send Tax Bills to:	Tax Information
Donald Frey	Franklin American	172-03-0-B-024
741 East Woodland Trail	501 Corporate Center Drive	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kathy Good. Allison, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Donald Frey and wife, Karen Frey, hereinafter called the Grantees, their 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 Lot No. 24, on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for said County, to which plan of reference is hereby made for a more complete description.
>
> Being the same property conveyed to Burt C. Allison, Jr. and wife, Kathy G. Allison, by deed from Westminster Homes, Inc. of record in Book 10458, Page 395, Register's Office for Davidson County, Tennessee. Burt C. Allison Jr. and Kathy G. Allison were divorced by Final Decree of the Second Circuit Court for Davidson County, Tennessee, Docket No. 03D-1084. Burt Coleman Allison, Jr. conveyed his interest in subject property to Kathy Good Allison by Quitclaim Deed of record in Instrument No. 20030723-0103255. Burt C. Allison, Jr. and Burt Coleman Allison, Jr. being one and the same person. Kathy G. Allison and Kathy Good Allison being one and the same person.
>
> 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 741 East Woodland Trail, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 24th day of June, 2004.

Kathy Good Allison

Kathy Good Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathy Good Allison, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of June, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05