This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 038-00-0
PARCEL: 138.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Claude E. Wair
P.O. Box 246
Whites Creek, TN 37189-0246

Davidson County DEEDWARR
Recvd: 07/07/04 15:24 2pgs
Fees:13.00 Taxes:373.70
20040707-0080858

WARRANTY DEED

THIS INDENTURE, made this 15th day of June, 2004 between

Ganda N. Freeman and wife, Joyce Freeman

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Claude E. Wair

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the Davidson County, Tennessee, described as follows:

Being Tract 4 of the Durocher Subdivision, No. 2, of record in Plat Book 5060, Page 41, Register's Office, Davidson County, Tennessee.

This being the same property conveyed to Ganda N. Freeman by Quitclaim Deed dated January 31, 2002 from Neddy Damon Freeman and Steven Curtis Freeman of record in Instrument Number 20020204-0015279 and by Quitclaim Deed dated February 3, 1995 from Ganda N. Freeman and wife Gertrude Freeman to Ganda N. Freeman Gertrude Freeman, Neddy Damon Freeman and Steven Curtis Freeman as joint tenants with right of survivorship, of record in Book 9589, Page 480, Register's Office for Davidson County, Tennessee. The said Gertrude Freeman now being deceased having died on November 14, 1996.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2004 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Ganda N. Freeman
Ganda N. Freeman

Joyce Freeman
Joyce Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ganda N. Freeman and wife, Joyce Freeman the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15TH day of June, 2004.

Notary

My Commission Expires: 12/31/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $101,000.00.

Joyce Freeman
Affiant

Sworn to and subscribed before me, this 15TH day of June, 2004.

Notary Public

My Commission Expires: 12/31/2006