WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,700.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2004

_____
Notary Public

1.27.07

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Katrina D. Frontz	NEW OWNER	Map 86
6790 Saundersville Road		Group 7
Mt. Juliet, TN 37122		Parcel 50

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Margaret C. Campbell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Katrina D. Frontz
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 Lot No. 34, on the Plan of Phase I, Section Two, Jackson's Retreat, of record in Plat Book 5200, Pages 334 and 335, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Margaret C. Campbell, unmarried, by deed from Phillip W. Holt and wife, Gina M. Holt, of record in Instrument 20021219-0156943, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 5741, Page 360; Book 6482, Page 679; and Book 5745, Page 294, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 334 and 335, said Register's Office.

Power of Attorney of record in Instrument 20040723-0088617, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 304 Retreat Court East, Hermitage, TN 37076

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 we do covenant with the said GRANTEES that we 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 we 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 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 19th day of July, 2004.

Margaret C. Campbell by, Christopher Sean Shearer, Attorney in Fact

Margaret C. Campbell
By: Christopher Sean Shearer,
Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 07/23/04 15:56 2pgs
Fees:13.00 Taxes:376.29

20040723-0088618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Christopher Sean Shearer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Margaret C. Campbell as her Attorney in Fact as the free act and deed of the within named Margaret C. Campbell.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Record & Return To:

Jack Case Wilson Title Associates
204 Rivergate Parkway
Goodlettsville, TN 37072