File Box 8

Davidson County DEEDWARR
Recvd: 08/23/04 13:01 2pgs
Fees:13.00 Taxes:721.50

20040823-0101538

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 13, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Jennifer McDowell
Affiant

Subscribed and sworn to before me, this 19th day of August, 2004.

Kathryn B. McClellan
Notary Public
My commission expires:

07-0408-81493

Address of New Owner:	Send Tax Bills to:	Tax Information
Miriam F. Silver 3818 West End Ave, #310 Nashville, TN 37205	America's Wholesale Lender 750 Old Hickory Blvd. #180 Brentwood TN 37027	104 -9-K-310.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kenneth George Frisard, Jr., unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Miriam Silver**, hereinafter called the Grantee, 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 Unit No. 310, together with the appurtenant interest in the common elements of The Montclair, a horizontal property regime established by Master Deed, of record in Book 7332, Page 380, amended in Book 7902, Page 113, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.
>
> Being the same property conveyed to Kenneth George Frisard, Jr. by deed from Charles Anderson Ransom, Jr., unmarried, of record in Instrument No. 20040401-0036981, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including but not limited to the following:

1. The Plan, with Owner's Certificate, of record in Book 6900, Page 954, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference and Master Deed reference is herby made for a more complete description.

2. Subject to the provisions of the condominium Master Deed of record in Book 6846, Page 838, Book 7332, Page 380, Book 7902, Page 113, Doc. No. 20021231-0164251, Doc. No. 20030113-0005471 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matter, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This property is improved property known as 3818 West End Avenue, Nashville, TN 37205

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to said Grantee, her 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 August, 2004.

Kenneth George Frisard, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kenneth George Frisard, Jr.**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 19th day of August, 2004.

Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/24/08

