# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/04 09:04 6pgs
Fees:33.00 Taxes:296.00

20040903-0106784

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF ____

Notary Public

MY COMMISSION EXPIRES: ____
(AFFIX SEAL)

DANIEL L. WISCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Billy M. Frizzell | Countrywide Home Loans, Inc. | MAP 042-07-0-A |
| (NAME) | (NAME) | |
| 710 Heritage Square | 4500 Park Granada | PARCEL 021.00 CO |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Calabasas, CA 91302-1613 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Beverly Jeanne Hardin Drake, William Dwight Hardin, David Ray Read, Ronald Bruce Read, devisees under the Will of Edna E. Read, deceased and Frank Ray Read, Executor HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy M. Frizzell

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:

LAND in Davidson County, Tennessee, BEING Lot No. 21 on the Plan of Heritage Square, Phase One, Second Revised Plan, of record in Plat Book 5200, page 282, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Edna E. Read by Warranty Deed from Donald W. Terrell, Inc., dated July 31, 1981, of record in Book 5777, page 781, Register's Office for Davidson County, TN Edna E. Read having since died testate April 18, 2004. By Last Will and Testatment of Edna Elizabeth Read, deceased, Probate No. 04 P972, Volumne No. 5656\1561182, Probate Court, Davidson County, Tennessee, the herein described real property was devised to Beverly Jeanne Hardin, (now Drake), David Ray Read, Ronald Bruce Read, a/k/a Ron Bruce Read, and William Dwight Hardin. Frank Ray Read, Executor.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Edna E. Read and Edna Elizabeth Read, being one and the same person.

unimproved ( )
This is improved ( X ) property, known as 710 Heritage Square, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27TH day of August, 2004.

Beverly Jeanne Hardin Drake

Beverly Jeanne Hardin Drake

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ WILSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Beverly Jeanne Hardin Drake, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee this 27th day of August, 2004.

D. Annette Maples

Notary Public

Commission Expires:

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

Witness my hand this 26th day of August, 2004.

David Ray Read OR
David Ray Read

STATE OF ~~TENNESSEE~~ Mississippi

COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named ~~Ronald Bruce Read,~~ a/k/a ~~Ron Bruce Read,~~ 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 for the purposes therein contained. DAVID OR READ

WITNESS my hand and official seal at JACKSON, ~~Tennessee~~ Mississippi, this 26th day of August, 2004.

Valencia M. Williams
Notary Public

VALENCIA M. WILLIAMS NOTARY PUBLIC HINDS COUNTY, MS

Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC MY COMMISSION EXPIRES FEB. 2, 2008 BONDED THRU STEGALL NOTARY SERVICE

Witness my hand this 27th day of August, 2004.

Ronald Bruce Read

Ronald Bruce Read
a/k/a Ron Bruce Read

STATE OF TENNESSEE

COUNTY OF

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Ronald Bruce Read, a/k/a Ron Bruce Read, 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 for the purposes therein contained.

WITNESS my hand and official seal at Jackson, Tennessee, this 27th day of August, 2004.

CARLA WILLIAMS NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

Carla Williams

Notary Public

Commission Expires: 12/24/07

Witness my hand this 27th day of August, 2004.

William Dwight Hardin

STATE OF TENNESSEE

COUNTY OF WILSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named William Dwight Hardin, 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 for the purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee this 27th day of August, 2004.

D. Annette Maples

Notary Public

Commission Expires:

D. ANNETTE MAPLES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Witness my hand this 27 day of August, 2004.

Frank Ray Read, Executor

STATE OF TENNESSEE

COUNTY OF

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Frank Ray Read, Executor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Jackson, Tennessee, this 27th day of August, 2004.

Notary Public

CARLA WILLIAMS NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

Commission Expires: 12/21/2004