Box 17

MARC JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

G-ERA

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Karen E. Hobbs
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 19, 2008
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/09/04 13:42 2pgs
Fees:13.00 Taxes:414.40

20040909-0109197

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel W. Frazee	National Bank of Commerce	
2801 Hody Drive	(NAME) P.O. Box 30046	83-15-154
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Durham, NC 27702-3046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERICH GOLLER AND WIFE, HERMINE GOLLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL W. FRAZEE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 175 on the Plan of Fortland Park, Section One of record in Plat Book 2663, page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erich Goller and wife, Hermine Goller by Warranty Deed executed February 28, 1994 and filed for record on March 2, 1994 in Book 9264, page 370, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 2663, page 61, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2801 Hody Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of August, 2004.

E. J. Goller
Erich Goller

Hermine Goller
Hermine Goller

STATE OF Tennessee
COUNTY OF Davidson

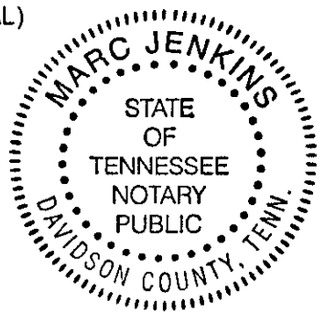
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erich Goller and Hermine Goller, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 24th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903