JCUH D-0429

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Scott Douglas Fralick	New Owner	Map 83-06
224 Chapel Ave		Parcel 103.00
Nashville, TN 37206		12042 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 Prepared from information furnished by the parties.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Todd Hayden, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Scott Douglas Fralick, an unmarried person,** (The "Grantee"), his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, TN, being Lot No. 59, Beaumont Place, as shown by plat of record in Plat Book 332, page 38, said Register's Office for said County to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Todd Hayden, from JP Morgan Chase Bank as Trustee, by special warranty deed of record as Instrument No. 20031118-0167970, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Any and all matters shown on the Plat of Beaumont Place, of record as Plat Book 332, page 38, Register's Office.

The above described real property is not the homestead of Todd Hayden and never has been and is investment property owned by Todd Hayden.

This is improved property commonly known as 224 Chapel Avenue, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $111,500.00.

Affiant

Subscribed and sworn to before me this 25th day of August, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/30/07

Davidson County DEEDWARR
Recvd: 09/15/04 12:44 2pgs
Fees:13.00 Taxes:412.55

20040915-0111307

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24 day of August, 2004.

Todd Hayden

STATE OF CALIFORNIA)
COUNTY OF Sacramento

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Todd Hayden**, the bargainor, ~~with whom I am personally acquainted~~ or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Citrus Heights, California, this 24 day of August, 2004.

Notary Public

My Commission Expires: Feb 8, 2008

KELLY WEBSTER
Commission # 1468933
Notary Public - California
Sacramento County
My Comm. Expires Feb 8, 2008