THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23111-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. Affiant Subscribed and sworn to before me this 15th day of September, 2004. Notary Public My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/21/04 16:05 2pgs
Fees:13.00 Taxes:3274.50

20040921-0113711

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Keith D. Frazier, Tracy R. Frazier 412 Wilsonia Avenue Nashville, TN 37205	Suntrust Mortgage, Inc. 201 4th Ave. 7th Floor Nashville, TN 37219	Map No.103.13-0 Parcel No. 021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John E. Curley, III and wife, Shannon P. Curley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith D. Frazier and Tracy R. Frazier** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 412 Wilsonia Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2004.

John E. Curley, III

Shannon P. Curley

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John E. Curley, III and Shannon P. Curley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hillwood Estates Section Three, as of record in Plat Book 1835, page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John E. Curley, III and Shannon P. Curley husband and wife, by deed dated 5/19/99 from Fernando T. Miranda and wife, Patricia M. Bihl-Miranda of record in Book 11485, page 188, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated, paid and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 1835, page 135, Register's Office for Davidson County, Tennessee.