24-1-410

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00.

Subscribed and sworn to before me, this 30th day of September, 2004.

ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 7.20.08

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SVS., INC.
25 CENTURY BOULEVARD
SUITE 203
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 10/07/04 13:46 2pgs
Fees:13.00 Taxes:558.70
20041007-0121333

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: DARLA J. KNOLL		NAME: ~~DARLA J. KNOLL~~ Franklin American Mortgage Co.	
STREET ADDRESS: 2108 BLAKE DRIVE		STREET ADDRESS: ~~2108 BLAKE DRIVE~~ 501 Corporate Centre Dr. Ste 400	
CITY: Nashville	STATE: TENNESSEE	CITY: Franklin ~~Nashville~~	STATE: TENNESSEE
ZIP CODE: 37013		ZIP CODE: ~~37013~~ 37067	
MAP & PARCEL NO.: 173-11-0-A 023.00CO			

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TERRANCE A. FRAZIER AND KAREN E. FRAZIER, husband and wife,

HEREINAFTER CALLED GRANTORS HAVE, BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO DARLA J. KNOLL

HEREINAFTER CALLED GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF SECTION ONE, STANFORD VILLAGE OF RECORD AS INSTRUMENT NO: 200002040012060 AND INSTRUMENT NO. 200002040012061, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TERRENCE A. FRAZIER AND KAREN E. FRAZIER, HUSBAND AND WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP. DBA PHILLIPS BUILDERS, DATED 12/15/2000, RECORDED 12/19/2000, AS DOCUMENT NO. 20001219-0124115, IN THE REGISTER'S OFFICE OFDAVIDSON COUNTY, TENNESSEE RECORDS.

SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NUMBER 200002030011283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 2108 BLAKE DRIVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH ALL THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, HIS/HER HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEE 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, HIS/HER HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER..

WITNESS OUR HANDS THIS 30TH DAY OF SEPTEMBER, 2004.

TERRANCE A. FRAZIER

KAREN E. FRAZIER

State Tennessee } ss
County of DAVIDSON } of

On this the 30th day of September, 2004, before me, the undersigned Notary Public, personally appeared **Terrance A. Frazier and Karen E. Frazier**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires 9/20/08

WARRANTY DEED