[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James & Suzanne Frisina	New Owner	Map 104-16
1806 Eastwood Ave		Parcel 224
Nashville, TN 37212		12064 26B

This instrument prepared by : Robert J. Notestine III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

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, **Birdie Mae White Huff, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James Frisina and wife, Suzanne Frisina** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 212 on the Plan of Belmont Land Company's Plan as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 212 fronts 50 feet on the northerly margin of Beechwood Avenue and extends back 191.1 feet on the easterly line and 190.5 feet on the westerly line to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Birdie Mae White Huff by deed of record in Book 4391, page 175, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Joint Driveway Easement of record in Book 4387, page 70, Register's Office.

This is improved property commonly known as 1810 Beechwood Avenue, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$185,000.00~~.

Affiant

Subscribed and sworn to before me this 19th day of October, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

Davidson County DEEDWARR
Recvd: 10/22/04 15:02 2pgs
Fees:13.00 Taxes:684.50

20041022-0127534

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

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

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of October, 2004.

Birdie Mae White Huff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of October, 2004, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named , Birdie Mae White Huff the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of October, 2004.

Notary Public

My Commission Expires: 9/22/07