FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 22,500.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2004

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/21/04 14:35 6pgs
(Fees:33.00 Taxes:83.25

20041221-0151743

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rex A. Frazier	NEW OWNER	Map 64-9-71 AND 63-12-5
P.O. Box 2025		Group
Madison, TN 37116-2025		Parcel

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Velma Evans a/k/a Annie T. Evans, Betty Jo Duffer, Geraldine Garrett, Olene Gilpatrick, Lois Smith, Patricia Hutton, Charles Gilpatrick, Jr., Billy Gilpatrick, David Gilpatrick, Janice Parrish, Michael Ann Gilpatrick, June Luffman, Judy Stephens, Randall Nix, Gary Nix, Loretta Sikes, Heirs of the Estate of Flora L. Gilpatrick

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rex A. Frazier, unmarried
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot Nos. 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 42, 43, Block "N", and Lot Nos. 35 thru 61, inclusive, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Also described as Tract 14 on the boundary survey for Jim Stevens Realty & Auction Associates dated September 27, 2004, Rev. 10-21-04, 11-04-04, 11-17-04 and 11-18-04 by J. Bruce Rainey, Surveyor, Tenn. Reg. No. 823.

BEING part of the same property conveyed to Charles Gilpatrick by deed from N. McKay Bryan and wife, Daisy Simpson Bryan of record in Book 692, Page 212, Register's Office for said County. The said Charles Gilpatrick having since died and devised the property by Will to his wife, Flora L. Gilpatrick. See Will of record in File No. 55055 or Will Book 101, Page 584, in Probate Court of Davidson County, Tennessee. The said Flora L. Gilpatrick having since died intestate leaving as Sole Heirs the Grantors herein.

This conveyance is subject to: (1) All matters appearing on the plan of record in Plat Book 421, Page 120, said Register's Office; (2) Sanitary Sewer Easements of record in Book 10718, Page 532, and Book 10710, Page 176, said Register's Office.

Powers of Attorney of record in Instrument 20041221-0151736;
Instrument 20041221-0151737;
Instrument 20041221-0151738;
Instrument 20041221-0151739;
Instrument 20041221-0151740; and
Instrument 20041221-0151741, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 45 Lots off Main Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of December, 2004.

Velma Evans a/k/a Annie T. Evans
By Jean E. Armstrong Attorney-in-Fact
Velma Evans a/k/a Annie T. Evans
By: Jean E. Armstrong, Attorney-in-Fact

Betty Jo Duffer
Betty Jo Duffer

Geraldine Garrett
Geraldine Garrett

Olene Gilpatrick
By: Lois Smith, Attorney-in-Fact
Olene Gilpatrick
By: Lois Smith, Attorney-in-Fact

Lois Smith
Lois Smith

Patricia Hutton
Patricia Hutton

Charles Gilpatrick Jr.
Charles Gilpatrick, Jr.

Billy Gilpatrick
Billy Gilpatrick

David Gilpatrick
David Gilpatrick

Janice Parrish
Janice Parrish

Michael Ann Gilpatrick
Michael Ann Gilpatrick

June Luffman
June Luffman

Judy Stephens
by June Luffman Attorney-in-Fact
Judy Stephens
By: June Luffman, Attorney-in-Fact

Randall Nix by Geraldine Garrett, atty in fact
Randall Nix
By: Geraldine Garrett, Attorney-in-Fact

Gary Nix by Geraldine Garrett, atty in fact
Gary Nix
By: Geraldine Garrett, Attorney-in-Fact

Loretta Sikes by Geraldine Garrett, atty in fact
Loretta Sikes
By: Geraldine Garrett, Attorney-in-Fact

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Jean E. Armstrong with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Velma Evans, a/k/a Annie T. Evans, as her Attorney-in-Fact, as the free act and deed of the within named Velma Evans a/k/a Annie T. Evans.
Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Betty Jo Duffer, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Geraldine Garrett, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Lois Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Olene Gilpatrick, as his/her Attorney-in-Fact, as the free act and deed of the within named Olene Gilpatrick.
Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Lois Smith, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Patricia Hutton, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2004.

My Commission Expires: ~~01/27/07~~ 11/26/05

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Charles Gilpatrick, Jr., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Billy Gilpatrick, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, David Gilpatrick, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Janice Parrish, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Michael Ann Gilpatrick, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, June Luffman, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named June Luffman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Judy Stephens, as her Attorney-in-Fact, as the free act and deed of the within named Judy Stephens.
Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Geraldine Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Randall Nix, as his Attorney-in-Fact, as the free act and deed of the within named Randall Nix.
Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Geraldine Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Gary Nix, as his Attorney-in-Fact, as the free act and deed of the within named Gary Nix.
Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Geraldine Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Loretta Sikes, as her Attorney-in-Fact, as the free act and deed of the within named Loretta Sikes.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2004.

My Commission Expires: 01/27/07

Notary Public

