Box 44

Davidson County DEEDWARR
Recvd: 01/03/05 14:09 3 pgs
Fees:18.00 Taxes:1017.50

20050103-0000630

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2004. Notary Public My Commission Expires:

CHRISTINE L. LINDSEY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires AUG. 2, 2005

Address New Owner As Follows: HR Properties of Tennessee 4219 Hillsboro Pk, Ste 332 Nashville, TN 37215	Send Tax Bills To: Same	Map-Parcel Number: 130-07-0 091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARSHALL GAITHER FRAZER AND WIFE, VIRGINIA SHARBER FRAZER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HR PROPERTIES OF TENNESSEE,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 217 and 218 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tracts, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., Surveyor, November 21, 1945, as follows:

Beginning on the northerly margin of Trimble Road, as now located, 100 feet west of the northwest corner of said Road and Brighton Avenue; thence with the northerly margin of said Road, westwardly 100 feet to a stake; thence northwardly 278 feet 6 inches to a stake in the southerly line of Lot No. 219; thence with said line, eastwardly 100 feet to a stake 100 feet west of the westerly margin of said Avenue; thence southwardly 255 feet 11 inches to the beginning.

Being the same property conveyed to Marshall Gaither Frazer and wife, Virginia Sharber Frazer, by deed from James M. Shields and wife, Ruth P. Shields, of record in Book 5257, page 790, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 421, pages 102 & 103, Register's Office for Davidson County, Tennessee.

This is improved property known as 3908 Trimble Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of December, 2004.

Marshall Gaither Frazer

Virginia Sharber Frazer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARSHALL GAITHER FRAZER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of December, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIRGINIA SHARBER FRAZER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of December, 2004.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007