Davidson County DEEDWARR
Recvd: 01/11/05 12:58 2 pgs
Fees:13.00 Taxes:444.00

20050111-0004100

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

X Catherine Stafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

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:
David Fryburger	New Owner	Map 136
3700 Edgewater Drive		Group 11-0
Nashville, TN 37217		Parcel 019.00

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

Catherine E. Stafford and Barbara A. Wilbur a/k/a Barbara Ann Lee Wilbur, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
David Fryburger
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 No. 34, on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Page 56, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Catherine E. Stafford and Barbara A. Wilbur, both unmarired, as joint tenants with right of survivorship, by deed from Joy P. Boyles and wife, Patricia A. Boyles, of record in Book 9397, Page 602, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4317, Page 17, said Register's Office.

This conveyance is subject to: (1) 2004 taxes which have been prorated and paid by the Grantors; (2) All matters appearing on the plan of record in Plat Book 4175, Page 56, said Register's Office.

Power of Attorney of record in Instrument 20050111-0004099, said Register's Office.

Barbara A. Wilbur and Barbara Ann Lee Wilbur being one in the same person.

Catherine E. Stafford and Catherine Ester Stafford being one in the same person.

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 ( )

This is Improved (X) property, known as 3700 Edgewater Drive, Nashville, TN 37217

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 14th day of December, 2004.

Catherine E. Stafford

Barbara A. Wilbur by Catherine Esther Stafford Atty in fact
Barbara A. Wilbur
By: Catherine Ester Stafford,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine E. Stafford, 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 Brentwood, 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 WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Catherine Ester Stafford, 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 Barbara A. Wilbur, a/k/a Barbara Ann Lee Wilbur, as her Attorney in Fact as the free act and deed of the within named Barbara A. Wilbur.

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

My Commission Expires: 01/27/07

Notary Public

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