Davidson County DEEDWARR
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Fees:13.00 Taxes:42.48
20050119-0006473

This Instrument Prepared by Gregory D. Hyde, Esq.
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2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND FROM INFORMATION PROVIDED BY THE PARTIES.

WARRANTY DEED

OWNER:	***SEND TAX BILLS TO:***
Name: Jonathan Frederick and Julie Frederick	*Name: Mr. & Mrs. Jonathan Frederick*
	Address: 5136 Glencarron Drive
	Nashville, TN 37220

Map 161-01-0-B Parcel 120.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ***John M. Lawson and wife, Kathy L. Lawson,*** have this day bargained and sold, and do hereby transfer and convey unto ***Jonathan Frederick and Julie Frederick, Husband and Wife,*** their heirs and assigns, hereinafter referred to as "grantees", ***a twenty percent (20%)*** undivided interest in and to certain real estate located in Davidson County, State of Tennessee, as follows:

> LAND in Davidson County, TN, BEING Lot No. 44 on the Plan of Aberdeen Woods, First Revision, Phase Three, Section Two, of recorded in Instrument # 20011231014480, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> ***SOURCE OF DESCRIPTION:*** Previous and last conveyance.

THE PREVIOUS AND LAST conveyance being a Warranty Deed from John M. Lawson and wife, Kathy L. Lawson, to Jonathan Frederick and Julie Frederick, Husband and Wife, of record in Instrument No. 20041129-0141536, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said undivided ***twenty percent (20%)*** interest in said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever.

They covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

They further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS THEIR HANDS this 10th day of January, 2005.

John M. Lawson
JOHN M. LAWSON

Kathy L. Lawson
KATHY L. LAWSON

STATE OF ALABAMA
COUNTY OF LAUDERDALE

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **John M. Lawson and wife, Kathy L. Lawson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on this 10th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 5/2/05

STATE OF ALABAMA
COUNTY OF LAUDERDALE

The actual consideration or value whichever is greater, for this transfer is $ 11,480.00.

John M. Lawson, Affiant

Subscribed and sworn to before me, this 10th day of January, 2005.

Notary Public - Register

My Commission Expires: 5/2/05
