This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 DONELSON PIKE, STE. 113
NASHVILLE, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of January, 2005, by and between Frederick Alan Friton, a married man, party of the first part, and Barton K. Craver, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Davidson County DEEDWARR
Recvd: 01/20/05 11:33 3 pgs
Fees:18.00 Taxes:340.40
20050120-0007403

See Exhibit "A"

***The subject property is NOT the primary residence of the said Frederick Alan Friton.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2005 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 4675, Page 30, and Restrictions of record in Book 4750, Page 533, all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Frederick Alan Friton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Frederick Alan Friton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

Property Owner & Address : Barton K. Craver
3126 Park Hill Rd
Murfreesboro, TN 37129

Tax Parcel No.: 032-15-0-028.00

Property Address: 108 Grandville Court
Nashville, TN 37207

MAIL TAX BILLS TO: Barton K. Craver
3126 Park Hill Rd
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $92,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 5/16/06

Exhibit "A"
Property Description

Land situated in Davidson County, Tennessee to wit:

Being Lot No. 9 on the Plat of GRANDE VILLA, Section 1, of record in Book 4675, Page 30, Register's Office for said County.

Said Lot 9 fronts 65.07 feet on the northeast margin of Grandville Court and extends back 256.18 feet on the easterly line and 263.09 feet on the southerly line to a line on the rear which is a broken line on which it measures 426.0 feet.

Being the same property conveyed to Elmar Friton and wife, Susanna A. Friton, herein by Warranty Deed dated August 12, 1974 filed for record August 21, 1974 in Book 4845, Page 514, in the Register's Office of Davidson County, Tennessee. The said Susanna A. Friton died on January 7, 1992 in Davidson County, Tennessee. Elmar Friton died Testate on September 7, 2004 in Davidson County, Tennessee, and his Will (of record in Volume No. 5699/1648370) was admitted to Probate on September 23, 2004 as Probate No. 04P1525, in the Seventh Circuit Court of Davidson County, Tennessee.

Also being the same property conveyed to Frederick Alan Friton, herein by Will of record in Volume No. 5699/1648370, and admitted to Probate on September 23, 2004 as Probate No. 04P1525, in the Seventh Circuit Court of Davidson County, Tennessee.