STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,313.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of January, 2005.

Notary Public

My Commission Expires: 10.12.08

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

EXPIRES: OCTOBER 12, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/21/05 10:35 2 pgs
Fees:13.00 Taxes:533.96

20050121-0007918

ADDRESS NEW OWNER(S) AS FOLLOWS:
Todd E. Frazier and Jennifer J. Understahl
6529 Cornwall Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 115-10-0-023.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carol Frazier, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Todd E. Frazier and Jennifer J. Understahl** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 186, Section 2, on the Plan of West Meade Estates of record in Book 2900, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot 186 fronts 179 feet on the westerly side of Cornwall Drive and runs back between lines 375.0 feet on the northerly line and 412.43 feet on the southerly line to a dead line at the rear in which it measure 83.29 feet.

Being the same property conveyed to Carol Frazier, unmarried, by warranty deed from Howard K. Russ and wife, Susan Russ, of record in Instrument No. 20020813-0098006, dated August 12, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 2900, Page 118, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in an instrument of record in Book 3134, Page 426, Book 3462, Page 281, Book 3806, Page 723, and Book 4503, Page 111, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 6529 Cornwall Drive, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 19th day of January, 2005.

Carol Frazier

Carol Frazier

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 Carol Frazier, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2005.

Notary Public

My Commission Expires: 10.12.08

JACKSON M. WELCH, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES OCT

12054-KW