RETURN TO:
Grissim Title & Escrow, LLC.
2309 Crestmoor Road, Suite 300
Nashville, TN. 37215

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,000.00**

Shawn L. Allwein
AFFIANT / GRANTOR

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 21st DAY OF **JANUARY, 2005**.

Davidson County DEEDWARR
Recvd: 02/07/05 15:47 3 pgs
Fees:18.00 Taxes:551.30
20050207-0014296

MY COMMISION EXPIRES 1-27-05
(AFFIX SEAL)

NOTARY PUBLIC

KREY M. GRISSIM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2005

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	**Map and Parcel Number:**
Eric H. Gunther	Capital Bank & Trust Company 1820 West End Avenue Nashville, TN. 37203	**083-07-0-282.00**
2100 Eastland Avenue		
Nashville, TN 37206		

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,

Adrian L. Frazier and wife, Nancy A. Frazier,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Eric H. Gunther, unmarried and Saundra G. Forrest, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters of record on the Plan of Record in Plat Book 1130, page 34, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **2100 Eastland Avenue**
Nashville, TN 37206

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 not 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 ever 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 21st day of **JANUARY, 2005.**

Adrian L. Frazier

Adrian L. Frazier

Nancy A. Frazier

Nancy A. Frazier

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Adrian L. Frazier and Nancy A. Frazier,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, TN

This 21st day of **JANUARY, 2005.**

T Garrison

Notary Public

My Commission Expires: 01-25-06

TERMA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.

MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit “A”

Land in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being a part of a tract of land marked "Thomas" on the Plan of Rolling Acres, Subdivision, as of record in Book 1130, page 34, Register's Office for said County, and being shown as Tract "A" on the survey made by E. L. Miller, Jr., & Co., dated June 26, 1964, as follows:

Beginning at an iron pin at the southeast intersection of Eastland Avenue and Shady Lane: thence with the margin of Eastland Avenue, South 88 Deg. East 103.8 feet to an iron pin, thence South 2 deg. 30 min. West 194 feet to an iron pin in the northerly margin of an alley, thence with the margin of the same, North 87 deg. 15 min. West 103.8 feet to an iron pin in the easterly margin of Shady Lane, thence with the margin of the same, North 2 deg. 30 min. East 192.7 feet to the point of beginning.

Being the same property conveyed to Adrian L. Frazier and wife, Nancy A. Frazier by Warranty Deed from John E. Davidson and, John Steven Davidson dated 06/19/75 and filed for record 06/23/75 in Book 4925, page 744, Register's Office for Davidson County, Tennessee.