WARRANTY DEED

Return to.
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph. (615) 883-5883 Fax (615) 883-75

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2005

Notary Public

My commission expires: 07-06-08

(AFFIX SEAL)

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laurence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maurice Frazier **Yolanda Frazier**	**SAME**	**072-16-016.00**
1817 Tammany Drive		
Nashville, TN 37216		

Davidson County DEEDWARR
Recvd: 02/11/05 10:03 2 pgs
Fees:13.00 Taxes:351.50

20050211-0015891

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,
Darel Scalf and wife, Juanita M. Scalf

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

Maurice Frazier and Yolanda Frazier , husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Sherwood, First Addition, of record in Book 1835,page 23, Register's Office for said County.

Said Lot NO. 9 fronts 80 feet on the east side of Tammany Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Darel Scalf and wife, Jaunita M. Scalf, by Deed from Brian R. Sangster and wife, Traci A. Sangster, dated 4-5-01, of record in Instrument No. 20010406-0033933 Register's Office for Davidson County, TN.

This is improved (___X_) Unimproved (____) property, known as **1817 Tammany Drive, Nashville, TN 37216**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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 my/our hand(s) this **31st** day of **January, 2005.**

Darel Scalf

Juanita M. Scalf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Darel Scalf and wife Juanita M. Scalf, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **January, 2005.**

Notary Public

My Commission Expires:_____

WILLIAM E. LOWE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES MAY 23 2005