This space for Register's Office:

Davidson County DEEDWARR
Recvd: 02/15/05 13:41 2 pgs
Fees:13.00 Taxes:319.01

20050215-0017163

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Alfred Frazier
202 Greenbranch Court
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map # 60.11-0A-18.00CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **John M. Murray, a married man,** hereinafter called the **Grantor**, does hereby convey unto **Alfred Frazier, a single man**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Pine Ridge Section Two, of record in Plat Book 6900, Page 484, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Carolyn F. Vaughns and John M. Murray on August 20, 1996 by Warranty Deed of record in Book 10172 Page 571 said Register's office. The said Carolyn F. Vaughns having since passed away, leaving as her sole heirs at law, John M. Murray, Sherry Anderson, LaBond Murray, and William Vaughns. The said Sherry Anderson, LaBond Murray and William Vaughns having conveyed their interest in said property to John M. Murray by Quitclaim Deeds being recorded simultaneously herewith in Instrument Nos. 20050215-0017160, for Sherry Anderson; Instrument No. 20050215-0017161 for LaBond Murray and Instrument No. 20050215-0017162 for William Vaughns, Register's Office for said County.

This is improved property known as 202 Greenbranch Court, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of January, 2005.

John M. Murray

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared John M. Murray known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 26th day of January, 2005.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6-22-08

KIMBERLY R. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN

STATE OF TENNESSEE
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $86,220.00.

Affiant

Sworn and subscribed before me on 1/26/05.

Notary Public

My Commission Expires: 6/22/2008.

KIMBERLY R. HARGROVE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN