WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/05 08:58 2 pgs
Fees:13.00 Taxes:444.00
20050322-0030914

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Rebecca Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH** DAY OF **MARCH, 2005.**

Angela M. Lane
Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

ANGELA M. LANE NOTARY PUBLIC AT LARGE RUTHERFORD CO.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Frazier	**Franklin American Mortgage Company**	**136-07-0 015.00**
(NAME)	(NAME)	
3717 Edgewater Drive	**501 Corporate Centre Drive #400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **L. Patrick Conyers and wife Betty Jane Conyers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Frazier, unmarried**, 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. 18, Edgewater Drive on the plan of Priest Lake Park, Section II, as of record in Book 4175, Pages 56, 57 and 58, Register's Office for said County, to which plan reference is herein made for a more detailed description.

Being the same property conveyed to **L. Patrick Conyers and wife Betty Jane Conyers** by deed of record in Book 5061, Page 932, and Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3717 Edgewater Drive, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 **18th day of March, 2005**.

L. Patrick Conyers

L. Patrick Conyers

Betty Jane Conyers

Betty Jane Conyers

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named L. Patrick Conyers and Betty Jane Conyers the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March 2005.

Commission expires: 1-25-2006

Angela M Lake

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.