WARRANTY DEED B-WG-05-109	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00 Affiant Subscribed and sworn to before me this 24th DAY OF March, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY: RUDY TITLE & ESCROW, LLC 2012 21st Avenue South NASHVILLE, TENNESSEE 37212	

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clay Hunter Rushton	United Mortgage Lenders, Inc.	
109 Plantation Court	(NAME) 404 BNA Drive, Suite 304	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37217	142-05-0-A-5.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CAROL ANN FRAZIER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLAY HUNTER RUSHTON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A-5, TOGETHER WITH THE CARPORT DESIGNATED NO. A-5-C IN RIVER PLANTATION, SECTION TWO, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON PLANTATION COURT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION TWO, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4460, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED OF RECORD IN BOOK 4661, PAGES 334, AS AMENDED IN BOOK 4503, PAGE 121 AND BOOK 4691, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO CAROL ANN FRAZIER, A SINGLE PERSON BY WARRANTY DEED FROM MARK L. PYBURN AND WIFE, MARGARET PYBURN, RECORDED THE 23RD DAY OF NOVEMBER, 1999 IN DEED BOOK 11754, PAGE 518, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 4460, page 136-7; Book 4661,334; Book 6354, page 676; Book 6436, page 389; Book 4691, page 906, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 109 Plantation Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of March, 2005.

Carol Ann Frazier

Davidson County DEEDWARR
Recvd: 04/12/05 13:51 2 pgs
Fees:13.00 Taxes:419.95

20050412-0040423

STATE OF Tennessee
COUNTY OF Davidson

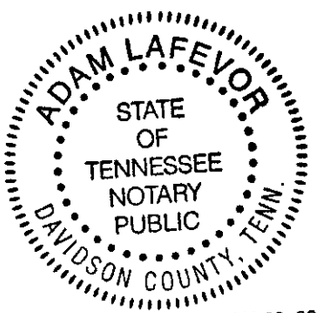
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Ann Frazier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 24th day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903