

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$136,750.00
| Debra Lynn Frazier
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|25th DAY OE April, 2005.
| Linda V. Jones
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7-23-05
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Lynn Frazier 4349 Chesney Glen Drive Hermitage, Tn 37076	SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, CA 92619-7028	Map 87-01, Group A Parcel 38

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,

Bobbi-Lyn Ausburn, Unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Debra Lynn 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 ALL OF LOT NO. 89, SECTION 1B, CHESNEY GLEN, AS SHOWN BY PLAT APPEARING OF RECORD IN BOOK 9700, PAGE 289, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO BOBBI-LYN AUSBURN, UNMARRIED, BY DEED FROM JEREMY BRAZZELL AND WIFE, HOPE D. PARISH BRAZZELL, DATED APRIL 26, 2002, AND OF RECORD IN INSTRUMENT NUMBER 20020501-0053431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 289, Register's Office for Davidson County, Tennessee.
3) Property is subject to Chesney Glen, Section 1-B, a Planned Unit Development, Charter of record in Book 10290, Page 256, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Restrictive Covenants contained in Book 10278, Page 279, amended in Book 10449, Page 215, amended in Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944, and supplement in Book 11317, Page 674, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for common areas granted to Chesney Glen Homeowner Association of record in Book 10420, Page 356, said Register's Office.
6) Property is subject to an easement for Storm Water Detention granted to Metro Government of record in Book 10357, Page 915, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is Improved property known as: 4349 Chesney Glen Drive, Hermitage, TN 37076
(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 hand(s) this 25th day of April, 2005.

Bobbi-Lyn Ausburn
Bobbi-Lyn Ausburn

Davidson County DEEDWARR
Recvd: 04/26/05 10:33 2 pgs
Fees:13.00 Taxes:505.98

20050426-0046325

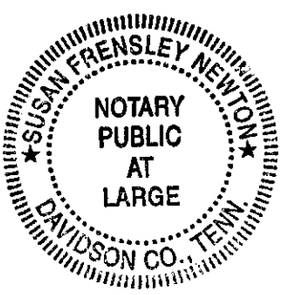
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bobbi-Lyn Ausburn, Unmarried, with whom I am personally acquainted, (or who 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, at office, this 25th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 11-26-2005



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076