Davidson County DEEDWARR
Recvd: 05/02/05 14:17 2 pgs
Fees:13.00 Taxes:549.45

20050502-0048575

Box 50-B

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $148,500.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2005.

Notary Public
My commission expires: 1-26-07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

03-0503-32630

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Whitney T. Frankenfeld 1728 Stone Hollow Court Hermitage TN 37076	Synovus Mtg. Corp. 900 Shades Creek Pkwy, Ste 375 Birmingham, AL 35209	064-16-0-D-046.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Diane Y. Easter, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Whitney T. Frankenfeld and Heather S. Brady, hereinafter called the Grantees, their successors 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. 227, on the Plan of Truxton Park, Section one, of record in Plat Instrument No. 20001026-0106272, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Diane Y. Easter, unmarried, by deed from Beazer Homes Corp. d/b/a Phillips Builders, of record in Instrument No. 20010614-0063075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1728 Stone Hollow Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 25th day of April, 2005.

Diane Y. Easter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diane Y. Easter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of April, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09