03

Realty Title
78-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 05/20/05 09:31 2 pg
Fees:13.00 Taxes:1831.50
20050520-0056922

The actual consideration or value, whichever is greater, for this transfer is $ 495,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2005.

Notary Public
My commission expires: 2/22/2009

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

1This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
John D. Frazier and Kelly D. Frazier 9820 Scott Mill Road Jacksonville, FL 32257	COUNTRYWIDE HOME LOANS, INC. P.O. BOX 660694 DALLAS, TX 75266-0694	102-16 / 52

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KATHRYN J. WILSON ("GRANTOR"), unmarried, has bargained and sold, and by these presents does transfer and convey unto JOHN D. FRAZIER and wife, KELLY D. FRAZIER (collectively, "GRANTEE"), their successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being described more particularly herein below, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). The real estate conveyed hereby is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 187, on the Plan of Hillwood Estates, Section Nine, Part Two, as shown on plat of record in Plat Book 2331, page 28, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to E. Theodore Wilson and wife, Kathryn J. Wilson, by Deed of Record in Book 2496, page 50, Register's Office for Davidson County, Tennessee. The said E. Theodore Wilson having since died.

This is improved property located at 765 Darden Place, Nashville, Tennessee 37205.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions, limitations, restrictions, and encumbrances: (i) taxes for the current year which have been prorated and will be paid by GRANTEE; (ii) all matters shown on Plat recorded in Book 2331, page 28, Register's Office for Davidson County, Tennessee; and (iii) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4311, page 275, said Register's Office. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, their successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds herself, her heirs, successors, representatives, and assigns to warrant specially and forever defend the title to the Property to GRANTEE, their successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR.

Kathryn J. Wilson and Kathryn Jameson Wilson are one and the same person.

WITNESS my hand this 10 day of May, 2005.

Kathryn Henrietta Shasteen atty-in-fact

Kathryn Henrietta Shasteen, *Attorney-in-Fact for Kathryn J. Wilson pursuant to that Durable Power of Attorney of record in Book 8582, page 549, R.O.D.C.*

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 KATHRYN HENRIETTA SHASTEEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kathryn J. Wilson, who acknowledged that she executed the same as the free act and deed of said Kathryn J. Wilson.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 10th day of May, 2005.

Notary Public
My Commission Expires: NOTARY PUBLIC AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

JOE VAULX CROCKETT III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.