REALTY TITLE 15

Box 48A

This space for Register's Office:

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

PREPARED BY (~~AND RETURN TO~~)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Wesley Frazier
1309 Neelys Bend Circle
Madison, TN 37115

SEND TAX BILLS TO:

SunTrust Mortgage
P.O. Box 57028
Irvine, CA 92619

Map & Parcel 52-16-113.00

Davidson County DEEDWARR
Recvd: 05/31/05 09:49 2 pgs
Fees:13.00 Taxes:432.53
20050531-0060713

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, I, **Stephanie Rust, single woman,** hereinafter called the **Grantors**, do hereby convey unto **Wesley Frazier, unmarried**, hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Neely's Bend Subdivision, Section 1, as shown on plat of record in Plat Book 5210 Page 82, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Rust, single woman on 10/1/2004 by Warranty Deed of record in Instrument No. 20041004-0119294, said Register's Office.

This Instrument is being executed pursuant to Power of Attorney filed simultaneously herewith in Instrument No. 20050531-0060712, Register's Office for Davidson County, Tennessee.

This is improved property known as 1309 Neely's Bend Circle, Madison, TN 37115.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of May, 205..

Stephanie Rust by Jennifer Rollins AIF
Stephanie Rust by Jennifer Rollins, Attorney in Fact

State of Tennessee
County of Williamson

On this 26th day of November, 2002, before me personally appeared Jennifer Rollins who executed the foregoing instrument on behalf of Stephanie Rust, and acknowledged that she executed the same as the free act and deed of Stephanie Rust through Power of Attorney granted her through Power of Attorney recorded in Instrument 20050531 0060712 said Register's Office.

Notary Public in and for the
State of Tennessee
Commission Expires: 6-22-08

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $116,900.00

Affiant

Sworn and subscribed before me on May 26th 2005.

Notary Public

My Commission Expires: 02-04-07

MARIAN S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON