Davidson County DEEDWARR
Recvd: 06/01/05 10:45 2 pg
Fees:13.00 Taxes:1350.50
20050601-0061527

ZLT

| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Allison Thomas, et ux | New Owner | Map 1104-2-X |
| 7708 Scenic River Lane | | Parcel 216.00 |
| Nashville, TN 37221 | | |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brent Keith Frisbie and wife, Teresa Frisbie,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Allison M. Thomas and Patricia P. Thomas** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. 216 on Exhibit B of the Master Deed for the Row at 31st Condominiums of record in Instrument No. 20030430-0057670, amended in Instrument Nos. 20040203-0012935, 20040206-0014724, 20040615-0070764 and 20040915-0111215, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.**

**Being the same property conveyed to Brent Keith Frisbie and wife, Teresa Frisbie by deed from Baty Development Group, LLC, of record in Instrument No. 20040709-0081862, Register's Office for Davidson County, Tennessee.**

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters shown of record in Instrument No. 20030430-0057670, 20040203-0012935, 20040206-0014724, 20040615-0070764 and 20040915-0111215, Register's Office.
3. Master Deed of record in Instrument No. 20030430-0057670, 20040203-0012935, 20040206-0014724, 20040615-0070764, and 20040915-0111215, said Register's Office.
4. Restrictive covenants of record in Instrument No. 20030430-0057670, 20040203-0012935, 20040206-0014724, 20040615-0070764 and 20040915-0111215, Register's Office.
5. Easement of record in Instrument No. 20021011-0125352 and 20020910-0109699, said Register's Office.
6. By-laws of record in Instrument No. 20030430-0057670, 20040209-0012935, 20040206-0014724, 20040615-0070764, and 20040915-0111215, said Register's Office.

This is improved property commonly known as 216 31st Avenue North, Nashville, TN 37203

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

**The actual consideration or value, whichever is greater for this transfer is $365,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of May, 2005.

Notary Public

My Commission Expires: 3-31-07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of May, 2005.

Brent Keith Frisbie

Teresa Frisbie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2005, before me personally appeared Brent Keith Frisbie and wife, Teresa Frisbie to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: