PREPARED BY &
RETURN TO:
PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 06/13/05 09:22 3 pg
Fees:18.00 Taxes:1724.20
20050613-0067023

THIS INSTRUMENT PREPARED BY: **George V. Crawford, III** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $466,000.00. Affiant Subscribed and sworn to before me, this 10th day of June, 2005. Notary Public My Commission Expires: 3/28/07

ROBIN S. EDWARDS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 28, 2007

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jay & Linda Shecter 311 Woodmont Circle Nashville, TN 37205	Countrywide Home Loans, Inc. 801 Crescent Centre Dr., #510 Franklin, TN 37067	116-08-0 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN CHESTER FRIST, III AND WIFE, MARY VIRGINIA FRIST,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAY SHECTER AND WIFE, LINDA SHECTER,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northwest part of Lot No. 43 on the Map of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the southerly margin of Kenner Avenue, now called Woodmont Circle, 91.25 feet west of the southwest intersection of Kenner Avenue and Estes Avenue; thence West 91.25 feet along the southerly margin of Kenner Avenue to the common corner of Lot Nos. 43 and 44; thence South with the dividing line between Lot Nos. 43 and 44 of said subdivision 190

feet to a point; thence East and parallel to Kenner Avenue 86.11 feet to a point; thence North 190 feet to the point of beginning.

Being the same property conveyed to John Chester Frist, III, by deed from William Gary West, unmarried, of record in Book 11424, page 648, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3943, page 944, Register's Office for said County.

3. All matters as shown on the Plan of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

4. By-Laws of Kenner Manor Homeowners Association of record in Book 6631, page 417, Register's Office for said County.

This is improved property known as 311 Woodmont Circle, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 10th day of June, 2005.

John Chester Frist, III

Mary Virginia Frist

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN CHESTER FRIST, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of June, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY VIRGINIA FRIST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of June, 2005.

Notary Public

My Commission Expires: 3/31/2007

GEORGE V. CRAWFORD III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.