WARRANTY DEED

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $364,900.00

Affiant

Subscribed and sworn to before me this 24th day of May, 2005.

Notary Public

My commission expires: 11-22-08

[Affix Seal]

LEEZA OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 06/15/05 16:16 3 pgs
Fees:18.00 Taxes:1350.13

20050615-0068781

THIS INSTRUMENT WAS PREPARED BY
LANDCASTLE TITLE, 810 CRESCENT CENTRE DRIVE, SUITE 280

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Felix M. Morel and Katherine P. Morel	Felix M. Morel and Katherine P. Morel	115-10-23.00
(Name)	(Name)	
6529 Cornwall Drive	6529 Cornwall Drive	
(Address)	(Address)	
Nashville, TN, 37205	Nashville, TN, 37205	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Todd E. Frazier and and Jennifer J. Understahl, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Felix M. Morel and Katherine P. Morel, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Unimproved

X This is improved property, known as 6529 Cornwall Drive, Nashville, TN, 37205

(House Number) (Street) (P.O. Box) (City or Town) (Postal Zip)

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 do covenant with the said GRANTEES that we are lawfully seized ad 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from as inspection of the property.

Witness my hand this 24th day of May,. 2005.

Seller(s)

Todd E. Frazier and

Jennifer J. Understahl

State of Tennessee
County of Davidson

Personally appeared before my, the undersigned authority, a Notary Public, in and for the State and County aforesaid, the within named bargainors, Todd E. Frazier and, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at , Tennessee this 24th day of May, 2005.

Notary Public

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE

State of Tennessee
County of Davidson

Personally appeared before my, the undersigned authority, a Notary Public, in and for the State and County aforesaid, the within named bargainors, Jennifer J. Understahl, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at , Tennessee this 24th day of May, 2005.

Notary Public

MATTHEW L. SELLINGER
NOTARY PUBLIC AT LARGE

EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot No 186, section 2, on the Plan of West Meade Estates of record in Book 2900, page 118, Register's Office for Davidson County, TN, to which plan refreence is hereby made for a more complete description.

Being the same property conveyed to Todd E Frazier and Jennifer J Understahl, by Deed from Carol Frazier, dated 1-19-05, of record in instrument 200501210007918, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Frazier, by Deed from Howard K Russ and Susan Russ, dated 8-12-02, of record in instrument 200208130098006, in the Register's Office for Davidson County, Tennessee. **Being further conveyed to Felix M. Morel and Katherine P. Morel, husband and wife by Warranty Deed dated 05/24/05, of record in Instrument #_____, register's office for said county.**