WARRANTY DEED

B-REMAX-05-1160

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
John S. Frierson	Owner	
1160 Bellshire (ADDRESS)	(NAME) (ADDRESS)	41-15 38.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GMFS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN S. FRIERSON, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 115 ON THE PLAN OF SECTION VI, BELLSHIRE ESTATES, OF RECORD IN BOOK 2133, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NUMBER 115 FRONTS 138.4 FEET ON THE NORTHERLY MARGIN OF BELLSHIRE DRIVE AND EXTENDS BACK 321.2 FEET ON THE EASTERLY LINE AND 175.00 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 200.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM FAIRBANKS CAPITAL CORPORATION TO GMFS, LLC AS RECORDED ON THE _____ DAY OF _____, 2005 IN INSTRUMENT NO. 20050622-0071726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TE

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1160 Bellshire, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this 27th day of May, 2005.

GMFS, LLC

By: _____

Title: Sr. Vice President

Davidson County DEEDWARR
Recvd: 06/22/05 14:54 2 pgs
Fees:13.00 Taxes:336.70
20050622-0071727

Grantors Signature appears at the bottom of the previous page

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tom D'Armond, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Sr. Vice President of GMFS, LLC, a Delaware limited liability company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal on this the 27th day of May, 2005.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: November 22, 2008

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903