WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 24, 2006~~. 01-24-09

(AFFIX SEAL)

BRENADE MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/29/05 15:49 2 pgs
Fees:13.00 Taxes:407.00

20050629-0075055

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terence Carter	**Fairmont Funding, Ltd.**	52-5A-232
(NAME)	(NAME)	
1216 Idlewild Place	**1333 60th Street, 2nd Floor**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Brooklyn, New York 11219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE R. F. Enterprises, LLC. a/k/a Rex Frazier Enterprises, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terence Carter, married, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Idlewild Court, of record in Book 6250, Page 563, of the Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and detail description of said lot.

Being the same property conveyed to R.F. Enterprises, LLC, by deed of record in Instrument No. 20050114-0005294, Register's Office for Davidson County, Tennessee.

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

Unimproved

This is improved ☒ property, known as 1216 Idlewild Place, Madison, TN 37115

(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 GRANTEES, their heirs and assigns forever; and we do 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 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.

Witness my hand this 27th day of June, 2005.

R.F. Enterprises, LLC a/k/a Rex Frazier Enterprises, LLC.

By: S/A. Frazier - MEMBER - MANAGER
Rex Frazier as Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Rex Frazier, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of the R.F. Enterprises, LLC a/k/a Rex Frazier Enterprises, LLC, and that as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of R.F. Enterprises, LLC a/k/a Rex Frazier Enterprises, LLC by himself as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006