This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Up 2 Date Restoration Investment
105 Mason Court
Goodlettsville, TN 37072

MAP: 025-12-0
PARCEL: 032.00
GROUP:

Davidson County DEEDWARR
Recvd: 07/12/05 12:04 2 pgs
Fees:13.00 Taxes:518.00
20050712-0080573

WARRANTY DEED

THIS INDENTURE, made this 11th day of July, 2005 between

Q.C. Fryer

hereinafter referred to as **Grantor**, and

Up 2 Date Restoration Investments, Inc

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 23 on the Subdivision known as Clark Place, Section Four, in the 10th Civil District of Davidson County, Tennessee, at Goodlettsville a plan of which is of record in Book 2331, Page 74, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Q.C. Fryer and wife, Virginia F. Fryer by Warranty Deed dated 9/30/1955 from Miss Elaine Roscoe, E. H. Drake and H. R. Drake of record in Book 2452, Page 588, Register's Office Davidson County, Tennessee. The said Virginia F. Fryer now being deceased, having died on April 2, 2003 leaving Q.C. Fryer as the surving tenant by the entirety.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Q.C. Fryer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Q.C. Fryer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July, 2005.

Notary

My Commission Expires: 9/30/10

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $140,000.00.

Affiant

Sworn to and subscribed before me, this 11th day of July, 2005.

Notary Public

My Commission Expires: 9/30/06

MICHAEL PERRY DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY