Davidson County DEEDWARR
Recvd: 07/13/05 12:30 2 pgs
Fees:13.00 Taxes:495.50

20050713-0081159

State of Tennessee
County of
The actual consideration or value whichever is greater is $133,918.00.

Subsribed and sworn before me this the 6th day of June, 2005.

JOHN A. BELL, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY (Affix Seal)

JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500383
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Rachel Sefton and husband, Aaron W. Sefton
215 Shawn Drive
Nashville, TN 37211

Send tax bills to:
Same AS
New owner

Map 133-11 Parcel 202

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Daniel M. Frizsell, umarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Rachel Sefton and husband, Aaron W. Sefton

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Valley View Meadows, Section 3, of record in Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel M. Frizsell by Quitclaim Deed of record as Instrument Number 20041117-0138084, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 215 Shawn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 6th day of June, 2005.

Daniel M. Frizsell, umarried

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

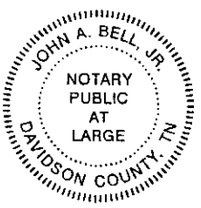
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Daniel M. Frizsell, umarried , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within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

Witness my hand and official seal, this 06/06/05.

My commission expires:

_____

Notary Public



JOHN A. BELL, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 29, 2006