RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43975

Davidson County DEEDWARR
Recvd: 07/25/05 13:39 2 pgs
Fees:13.00 Taxes:518.00
20050725-0086154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2005

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Reynolds	Merchantile Mortgage, LLC	133-2-7
2009 White Av	7445 New Technology Way	
Nashville, TN, 37204	Frederick, MD 21703	

FOR AND IN 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, I/WE,

Thomas F. Frazier and wife, Claire B. Frazier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John E. Reynolds and Gerri K. Foster

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:

BEING Lots Nos. 21 and 22 on the Plan of William Lee, a subdivision of the Roth Property as of record in Book 1130, page 67, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas F. Frazier and wife, Claire B. Frazier, by Warranty Deed from Pauline C. Mason, a widow, of record in Book 8659, Page 146, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 248 Sunrise Avenue, Nashville, TN 37211

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/our hand(s) this 15th day of July, 2005

Thomas F. Frazier by Alan D. Mazer Attorney in Fact A/F

Claire B. Frazier by Alan D. Mazer Attorney in Fact A/F

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of July, 2005, personally appeared Alan D. Mazer to me known to be the person who executed the foregoing instrument on behalf of Thomas F. Frazier and Claire B. Frazier as Attorney in Fact, and acknowledged that Alan D. Mazer executed the same as the free act and deed of the said Thomas F. Frazier and Claire B. Frazier.

Witness my hand and official seal this 15th day of July, 2005.

Janel L McAlister
Notary Public

My Commission Expires: 3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES MARCH 27, 2007