This space for Register's Office:

Davidson County DEEDWARR
Recvd: 07/29/05 12:49 2 pgs
Fees:13.00 Taxes:388.50
20050729-0088982

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle
Brentwood, TN 37027

ADDRESS NEW OWNER:
Michael L. Fryer
700 South 15th Street
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map # 94-1-307

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, Shannon Holt Parson and Gerry Gene Holt Jr. hereinafter called the **Grantors**, do hereby convey unto Michael L. Fryer single man hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Shelby Village No. Two, of record in Book 1835, Page 48, Register's Office for said County.

Said Lot No. 121 which is a corner Lot, fronts 66.6 feet on the Southwesterly margin of South 15th Street, shown on said Plan as 15th Street South, and fronts 44.4 feet on the Southeasterly margin of Sevier Court, said frontages being joined by a curve having a length of 48.4 feet and extends back 71.1 feet on the Southwesterly line and 91.0 feet on the Southeasterly line to a point of intersection.

Being the same property conveyed to Shannon Holt Parson and Gerry Gene Holt, Jr. as Joint Tenants with right of survivorship by Quitclaim Deed on July 22, 2004, of record in Instrument No. 20040728-0090334, said Register's Office.

Being the same property conveyed to Gerry G. Holt and wife, Patricia A. Holt, by deed of recording Book 4647, Page 298, Register's Office for Davidson County, Tennessee; the interest of Gerry Gene Holt Sr., being thereafter divested out of him and bested into Patricia Angela Miller Hold, being the same person as Patricia A. Holt, by Final Decree of Divorce entered April 23, 1975 and record in Book 7093, Page 326, et seq, said Register's Office. Patricia A. Holt thereafter married and became known as Patricia A. Reagan and thereafter died on May 26, 2004, leaving Shannon Holt Parsons and Gerry Gene Holt, Jr. as her heirs at law as set forth in Affidavit of Heirship of record in Instrument No. 20040721-0086979, said Register's Office.

This is improved property known as 700 South 15 Street, Nashville, TN 37206

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 22 day of July, 2005.

Shannon Holt Parsons

Gerry Gene Holt, Jr.

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Shannon Holt Parsons and Gerry Gene Holt, Jr. known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 22 day of July, 2005.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

My Commission Expires: 6/22/08

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Sworn and subscribed before me on 7/22/2005.

Notary Public

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN