This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Regina W. Ammons
7309 Middlebrook Circle
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
Nov
,

Davidson County DEEDWARR
Recvd: 08/02/05 10:04 2 pg:
Fees:13.00 Taxes:654.53
20050802-0090119

MAP	**126-15**
GROUP	**B**
PARCEL	**218.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Meredith Lindsay Burke (fka Meredith Burke Fryou),** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Regina W. Ammons**, hereinafter called the "GRANTEE", her 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. 113 on the Plan of Section Two, Lexington Point Subdivision of record in Plat Book 20010515-0049954 and corrected in Instrument No. 20011214-0138239, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Meredith Burke Fryou, by Quitclaim Deed from Stephen Lawrence Fryou, of record in Instrument No. 20050223-0020032, Register's Office for Davidson County, Tennessee. Having been the same property conveyed to Meredith B. Fryou, married by deed of record in Instrument No. 20040507-0052257, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **7309 Middlebrook Circle, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **25th** day of **July, 2005.**

Meredith Burke

Meredith Lindsay Burke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Meredith Lindsay Burke**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of July, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $176,900.00.

Regina W. Ammons
AFFIANT

Subscribed and sworn to before me on this 25th day
of July, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008