Davidson County DEEDWARR
Recvd: 08/22/05 14:19 2 pgs
Fees:13.00 Taxes:481.00

20050822-0099873

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Jennifer R. Pierce Notary Public At Large Davidson County, Tennessee

Subscribed and sworn to before me, this 11th day of ~~July, 2005~~ August, 2005

Notary Public
My commission expires: 3-25-06

03-0506-32880

Address of New Owner:	Send Tax Bills to:	Tax Information
Martianez V. Rorie 506 South 11th Street Nashville, TN 37206	New owner	83-13-226

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Frazier, Michael Frazier, Donna Sigler and Ronald Nored, being all the heirs-at-law of May Ellen Frazier, deceased, Donna Sigler, personal representative of the Estate of May Ellen Frazier, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Martianez V. Rorie, hereinafter called the Grantees, their successors 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 the south 40 feet of Lot No. 24, on the Plan of Hobsons First Addition to Edgefield, now East Nashville, of record in Book 21, Page 72, Register's Office for said County.

Said part of Lot No. 24 fronts 40 feet on the westerly side of Eleventh Street and runs back between parallel lines with the south margin of a proposed 10-foot alley, 200 feet, more or less, to an alley in the rear.

Being the same property conveyed to Hilliard O. Frazier and wife, May Ellen Frazier, by deed from Margarett Lee McKinney Woodard, of record in Book 3531, Page 55, Register's Office for Davidson County, Tennessee. Hilliard O. Frazier having since died on December 28, 1981, and was survived by May Ellen Frazier. May Ellen Frazier having since died intestate on March 31, 2004; her estate, which is now closed, was probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 04P-920, and recorded in Instrument No. 20041103-0132581, said Register's Office. Grantors comprise all the heirs-at-law of May Ellen Frazier, deceased, pursuant to Affidavit of Heirship documents of record in Instrument No. 20041103-0132585, Instrument No. 20041103-0132584, Instrument No. 20041103-0132583, and in Instrument No. 20041103-0132582, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 506 South 11th 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of July, 2005.

David Frazier
by Donna Sigler, atty in fact
David Frazier, heir at law of May Ellen Frazier, deceased
By: Donna Sigler, Atty in Fact

Michael Frazier
by Donna Sigler atty in fact
Michael Frazier, heir at law of May Ellen Ellen Frazier, deceased
By: Donna Sigler, Atty in Fact

Ronald Nored
by Donna Sigler, atty in fact
Ronald Nored, heir at law of May Ellen Frazier, deceased
By: Donna Sigler, Atty in Fact

Donna Sigler
Donna Sigler, heir at law of May Ellen Frazier, deceased

Donna Sigler
Donna Sigler, Personal Representative of the Estate of May Ellen Frazier, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Sigler, heir at law of May Ellen Frazier, deceased and Personal Representative of the Estate of May Ellen Frazier, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of July, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Sigler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for David Frazier, Michael Frazier and Ronald Nored, heirs at law of May Ellen Frazier, deceased and that she is authorized by them to execute this instrument on their behalf.

All POA's are recorded simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09