STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Bobby Jean Frost

Affiant

Subscribed and sworn to before me, this 31st day of August, 2005.

Notary Public

My commission expires:
5/17/08

WILLIAM J. BLACKBURN, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/01/05 13:48 2 pgs
Fees:13.00 Taxes:518.00

20050901-0105119

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
2690 Dunkeld Court
Franklin, Tennessee 37069
(615) 376-2155

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donna Lynn Frost	**SunTrust Mortgage, Inc.**	**095-01-0-061.00**
2137 June Drive	**201 Fourth Avenue North, 7th Floor**	
Nashville, Tennessee 37214	**Nashville, Tennessee 37219**	

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 ACKNOWLEDGE, WE,

Bobby Steele Frost, a widow

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

Donna Lynn Frost, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, page 23, Register's Office for said County.

Said Lot No. 19 fronts 80 feet on the southerly side of June Drive and extends back between lines, 315.8 feet on the easterly line and 315.6 feet on the westerly line, to a dead line in the rear measuring 79.7 feet.

Being the same property conveyed to Lee Eugene Frost and wife, Bobby Jean Frost by deed from Donelson Home Builders, Inc. of record in Book 2496, page 353, and by Instrument of Correction of record in Book 2599, page 186, Register's Office for Davidson County, Tennessee. The said Lee Eugene Frost is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2331, page 23, Register's Office for Davidson County, Tennessee.

POA of record at Instrument #20010111-0003418 and Instrument #20010111-0003419, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved property known as 2137 June Drive, Nashville, Tennessee 37214.

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 in 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 31st day of August, 2005.

Bobby Steele Frost

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Bobby Steele Frost, widow, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2005.

Notary Public

My Commission Expires: 5/17/08

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067

WILLIAM J. BLACKBURN, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN