Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/28/05 11:06 2 pgs
Fees:13.00 Taxes:542.05
20050928-0116375

39-B
File #05-1452

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Scott B. Bonner and wife, Lisa Rota, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William H. Frazier, unmarried, and Natalie Knott, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Lots Nos. 309 and 310 in The Highland Land Co's Subdivision, as shown on plat of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott Bonner and wife, Lisa Rota by deed dated December 16, 2004 from Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee, of record in Instrument No. 20050103-0000787, Register's Office for Davidson County, Tennessee. Futhermore, being the same property conveyed to Deutsche Bank Trust Company Americas, fka Bankers Trust Company, as Trustee by Substitute Trustee's Deed, dated March 18, 2004, of record in Instrument No. 20040330-0035562, Davidson County, Tennessee. Furthermore, being the same property conveyed on October 30, 1997, of record in Book 10670, page 987, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1338 Pennock Avenue, Nashville, TN 37207.

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. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants 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. 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 THE EXECUTION HEREOF this 15th day of September, 2005

Scott B. Bonner

Lisa Rota by SBBonner

Lisa Rota
By Scott B. Bonner, atty-in-fact

State of Tennessee)
County of Davidson)

On this 15th day of September, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Scott B. Bonner, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-07

State of Tennessee)
County of Davidson)

On this 15th day of September, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Scott B. Bonner, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Lisa Rota, and is authorized by her to execute this instrument on her behalf, as a free act and deed.

Notary Public

My Commission Expires: 7-25-07

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 146,500.00.

William H Frazier
Affiant

Sworn and subscribed before me on this the 15th day of September, 2005.

Notary Public

My Commission Expires: 7-25-07

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
William H. Frazier	Decision One Mortgage, LLC	71-15-147
1338 Pennock Avenue	6060 JA Jones Drive, Ste. 1000	
Nashville, TN 37207	Charlotte, NC 28287	