THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 24739-09-2005** **Record & Return To:** **Lawyers Escrow Services** **2021 Richard Jones Road, Suite 220** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $267,500.00. Affiant Subscribed and sworn to before me this 27th day of October, 2005. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Elizabeth S. McKenzie 1822 Shackleford Road Nashville, TN 37215	**Send Tax Bills To:** Franklin American Mgt. 501 Corporate Centre Dr. #400 Franklin, TN 37067	**Tax Information:** Map No.131.03-0 Parcel No. 069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather Knapp Fridrich, Married and Melissa L. Knapp, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth S. McKenzie, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Gerald D. Fridrich, Jr., spouse of **Heather Knapp Fridrich,** joins in the execution of this instrument solely to convey any and all marital interest he may have in the subject property.

This is improved property located at 1822 Shackleford Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of October, 2005.

Heather Knapp Fridrich

Melissa L. Knapp

Gerald D. Fridrich, Jr.

Davidson County DEEDWARR
Recvd: 10/31/05 09:02 2 pgs
Fees:13.00 Taxes:989.75

20051031-0130812

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Heather Knapp Fridrich, Gerald D. Fridrich, Jr., and Melissa L. Knapp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Birdhaven, as of record in Plat Book 1130, page 30, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Heather L. Knapp and Melissa L. Knapp, both unmarried by deed dated February 11, 2000 from Wanda Batson of record in 20000214-0014979, Register's Office for Davidson County, Tennessee. The said Heather L. Knapp having since married and is now known as Heather Knapp Fridrich.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 1165, page 562, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 1130, page 30, Register's Office for Davidson County, Tennessee.