This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050759

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater for this transfer is **$113,000.00**

Affiant

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

Notary Public
My commission expires: 9-19-09

Davidson County DEEDWARR
Recvd: 11/03/05 15:45 2 pgs
Fees:13.00 Taxes:418.10
20051103-0133468

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of New Owner:	Send Tax Bills To:	Tax Information:
Meagan Elaine Frazier 412 English Ivy Dr Nashville, Tennessee 37211	New Owner	161 11 0D 073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary Wilson, an unmarried woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Meagan Elaine Frazier, a single woman,** hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, being Unit 73, Building "N", on the Plan of Villages of Brentwood, Phaze VII, a Planned Unit Development, as of record in book 6900, Page 777, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary Wilson, an unmarried woman by Deed from Stephanie Myers Manis, and husband Kevin Manis, dated February 15, 2002, of record in Instrument No. 20020222-0023040, Register's Office of Davidson County.

The source of this legal description is the last recorded deed.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for 2006 and subsequent years which have assumed by the Grantee herein.
2. All matters shown on the plan of record in Plat Book 6900, Page 777, Register's Office of Davidson County, Tennessee.
3. The Declaration of Restrictive Covenants of the Townhouses at Villages of Brentwood, of record in Book 6143, page 11, as anebded at Book 6398, page 495, Book 7231, Page 789, Book 7472, page 108; and annexation of Phase VII of record in Book 7679, Page 109,
4. By-Laws of record in Book 7231, page 809.
5. Charter for Villages of Brentwood Homeowners' Association of record in 6158, page 352 as amended in Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 594, said Register's Office.
6. Conveyance of common area of record in Book 7663, page 928 and deeds of conveyance in Book 6897, page 116, Book 7797, pages 437 and 495, and dedication of easement in Book 8197, page 338, easements and setback lines set forth on the above referenced plan of record, all of record in the Register's Office for Davidson County, Tennessee, and taxes for the current year, which have been prorated and assumed by the Grantee herein.

This property is improved property known as **412 English Ivy Dr, Nashville, TN 37211**

Init _____ Init _____

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I, Mary Wilson, being also known as Mary Amanda Wilson , an unmarried woman, sign this Warranty Deed on this the 31st day of October, 2005.

Mary Wilson

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 Mary Wilson, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 31st day of October, 2005.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06