40-A

Davidson County DEEDWARR
Recvd: 11/16/05 15:21 2 pgs
Fees:13.00 Taxes:177.60

20051116-0138700

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this Transaction is $48,000.00

Affiant

Sworn to and subscribed before me this 15th day of November, 2005

NOTARY PUBLIC

My Commission expires 1/24/09

THIS INSTRUMENT WAS PREPARED BY:
Paul Fealk, UAW – GM Legal Services Plan, P.O. Box 1797, Spring Hill, TN 37174

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**TAX IDENTIFICATION NO:**
HANNA TOPÉ P.O. Box 280932 Nashville, TN 37228	SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230-5110	Map 92-6; Parcel 124

WARRANTY DEED

For and in consideration of the sum of $48,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY K. FRAZIER, a married man** hereinafter called the Grantor, has bargained and sold, and does transfer and convey unto **HANNA TOPÉ, 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:

> Land in Davidson County, Tennessee, being Lot No. 347, in Block 20, on the Map of Heffernan Place Subdivision, as of record in Book 161, page 138, Register's Office for said County.
>
> Said Lot No. 347 fronts 50.0 feet on the south margin of Morena Street and runs back 202.2 feet on the east line and 204.3 feet on the west line to a dead line, measuring 50.2 feet thereon.
>
> Being the same property conveyed to John P. Frazier and wife, Geneva W. Frazier, by deed from R.O. Mallernee and wife, Julia L. Mallernee, dated September 29, 1959, of record in Book 2962, page 411, said Register's Office. The said Geneva W. Frazier having since died. The said John P. Frazier subsequently died. Pursuant to the Last Will and Testament of John P. Frazier of record under Case No. 03P-1839, Probate Court for Davidson County, Tennessee, title to the property was conveyed to Larry K. Frazier, by Executor's Quitclaim deed from Larry Kenneth Frazier, Executor of the Estate of John Kenneth Frazier, dated October 20, 2004, or record in Instrument No. 20041209-0146731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. 2005 taxes and/or assessments, which have been prorated and assumed by the Grantee.
3. All easements, restrictions, encumbrances and all other matters of record in the Davidson County Register of Deeds Office.

This is not now nor has it ever been the primary residence of the Grantor herein.

This is improved property commonly known as 2703-B Morena Street, N. Nashville, TN 37208

This deed was prepared from legal description of the property in prior deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, HANNA TOPÉ, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind Grantor, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witnessed this 15 day of Nov, 2005.

LARRY K. FRAZIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel C. Masten, the undersigned Notary Public in and for said County and State, the within named grantor, LARRY K. FRAZIER with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 15th day of, November, 2005.

DANIEL C. MASTEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Notary Public

My commission expires : 3/16/08