RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 11/22/05 15:04 2 pgs
Fees:13.00 Taxes:549.82
20051122-0141257

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Donnie H. Frierson and Valeria H. Frierson
100 Mt. Vernon Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
FRANKLIN AMERICAN MORTGAGE
501 CORPORATE CENTRE DRIVE
FRANKLIN, TN 37067

WARRANTY DEED

(Map Number 63-4; Parcel Number 58.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOHN W. CUSHENBERRY and wife, RUTH R. CUSHENBERRY,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DONNIE H. FRIERSON and wife, VALERIA H. FRIERSON**, hereinafter referred to as "Grantees", their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in the City of Lakewood, in Davidson County, Tennessee, being Lot No. 16 on the Plan of Lakewood Heights Subdivision, as of record in Book 3842, page 25, and as amended in Book 4237, page 200, Register's Office for said County. Said Lot No. 16 fronts 99.0 feet on a curve on the westerly margin of Mount Vernon Drive and runs back between lines measuring 266.5 feet on the northerly line and 242.5 feet on the southerly line to a line in the rear measuring 94.0 feet thereon.

BEING the same property conveyed to John W. Cushenberry and wife, Ruth R. Cushenberry by deed from Vernon Lewis Malone, Jr., and wife, Brenda Joyce Malone, of record in Book 4695, page 339, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 3842, page 25 and as amended in Book 4237, page 200, to restrictive covenants of record in Book 3966, page 629 and Book 4237, page 202, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **100 Mt. Vernon Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 17 day of November, 2005.

JOHN W. CUSHENBERRY

RUTH R. CUSHENBERRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOHN W. CUSHENBERRY and wife, RUTH R. CUSHENBERRY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Goodlettsville, Tennessee, on this 17th day of November, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006



AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

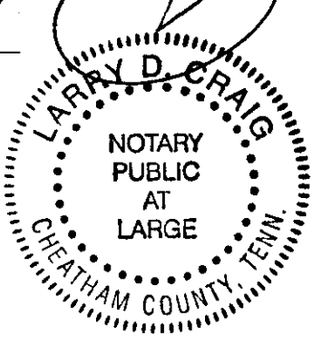
I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$148,600.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of November, 2005.

Notary

My Commission Expires: 2.10.08



My Commission Expires FEB. 10