THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24846-10-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $497,500.00. Affiant Subscribed and sworn to before me this 30th day of November, 2005. Notary Public My Commission Expires.

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

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: James S. Frazer, III Louise B. Frazer 131 Prospect Hill Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.08-0F Parcel No. 131.00-CO

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, **June M. Ball, Trustee and Frank T. McCoy, III, Trustees of the Trust created under the will of Frank T. McCoy, Jr., Deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James S. Frazer, III and wife, Louise B. Frazer** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 131 Prospect Hill, Nashville, Tennessee 37205

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 30th day of November, 2005.

June M. Ball, Trustee — Frank T. McCoy, III Trustee TRUSTEE

June M. Ball, Trustee

Frank T. McCoy, III Trustee

STATE OF ~~TENNESSEE~~ GEORGIA, COUNTY OF ~~DAVIDSON~~ CLARKE SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **June M. Ball, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2005.

Notary Public

My Commission Expires: May 6, 2007

ELIZABETH C. McLEAN NOTARY PUBLIC CLARKE COUNTY, GA EXP. MAY 6, 2007 ATHENS, GA

STATE OF ~~Tennessee~~ GEORGIA, COUNTY OF ~~Davidson~~ Clarke SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank T. Mcoy, III, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2005.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 12/01/05 15:01 2 pgs
Fees:13.00 Taxes:1840.75

20051201-0144646

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of (Revised) Sugartree Phase 3 as of record in Plat Book 5050, page 67 thru 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 5267, page 221, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Frank T. McCoy, Jr. by deed dated April 11, 1978 from Richard D. Bird, Trustee, with full power, etc. of record in Book 5272, page 504, Register's Office for Davidson County, Tennessee. The said Frank T. McCoy, Jr. having since died. Pursuant to the terms of the will of Frank T. McCoy, Jr. of record in Will Book 197, page 214, Office of the Davidson County Probate Clerk, Louise H. McCoy, Executrix of the Estate of Frank T. McCoy, Jr. conveyed subject property to Louise H. McCoy and June M. Ball, Trustees. The said Louise H. McCoy having died on September 9, 2005, Frank T. McCoy, III is the successor trustee.

This conveyance is made subject to:

1. Taxes which have been paid by the Grantor and prorated by the parties.
2. Amended and re-stated Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466;
3. Dedication of common area to Sugartree Homeowners Association of record in Book 5683, page 675;
4. Charter of Incorporation of Sugartree Homeowners Association of record in Book 5683, page 670;
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100;
6. All matters appearing on the Plan of record as Book 5050, pages 67 thru 71, Book 5162, page 632, Book 5169, page 426, Book 5191, page 468, Book 5222, page 412, Book 5238, page 93 and Book 5267, page 221; and
7. Easement for sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.