STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/16/05 13:32 2 pgs
Fees:13.00 Taxes:484.70
20051216-0151285

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Daryl B. Frazier	SunTrust Mortgage, Inc.	083-15-0
2708 Hody Drive	201 4th Avenue, North	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37219	PARCEL 129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* One Hundred Thirty One Thousand Dollars and Zero Cents ($131,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, T. Henry Higgins and wife, Judy S. Higgins, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daryl B. Frazier, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 148 on the Plan of Section Two, Fortland Park, of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to T. Henry Higgins and wife, Judy S. Higgins, by deed dated November 15, 1977, from Lawrence R. Gipson of record in Book 5225, page 583, as re-recorded in Book 5231, page 300, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 2708 Hody Drive, Nashville, Tennessee 37206

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

Witness our hands this 14th day of December, 2005.

T. Henry Higgins

Judy S. Higgins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named T. Henry Higgins and Judy S. Higgins, the bargainors, 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 and official seal at Nashville, Tennessee, this 14th day of December, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

