This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 074-08-0
PARCEL: 122.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Timothy G. and wife, Carolyn Fraley
7022 Bonnafair Drive
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 01/03/06 11:29 2 pgs
Fees:13.00 Taxes:425.50

20060103-0000508

WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2005 between

Barry P. Smith and wife, Kathleen A. Smith

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Timothy G. Fraley and wife, Carolyn Fraley

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 705 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Page 62 and 63, Register's Office for said County.

Said Lot No. 705 fronts 80 feet on the Easterly side of Bonnafair Drive and runs back 152.85 feet on the Southerly line and 105.05 feet on the Northerly line to a dead line in the rear, measuring 98.26 feet thereon.

This being the same property conveyed to Barry P. Smith and wife, Kathleen A. Smith by Warranty Deed dated 5/17/2004 from Linda Marie Ehrenreich of record in Instrument Number 200405018-0057900, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2005 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Barry P Smith by Kathleen A Smith Kathleen A Smith

Barry P. Smith by Kathleen A Smith atty in fact **Kathleen A. Smith**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen A. Smith the within named bargainor, 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 and official seal at office this 14th day of December, 2005.

Notary My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of December, 2005, before me personally appeared Kathleen A. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Barry P. Smith, acknowledged that such person executed the same as the free act and deed of Barry P. Smith.

Notary My Commission Expires: 9/30/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $115,000.00.

Kathleen A Smith
Affiant

Sworn to and subscribed before me, this 14th day of December, 2005.

Notary My Commission Expires: 9/30/06