WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/06 10:55 2 pgs
Fees:13.00 Taxes:1309.80

20060221-0019935

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 1/20/08
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC TENNESSEE STATE OF ANITA LEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian K. Frederick	JPMorgan Chase Bank, N.A.	Map 64
1424 Station Four Ln.	P.O. Box 79046	Group 5
Old Hickory, TN 37138	Phoenix, AZ 85062-9046	Parcel 97

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kim E. Lindsay and husband, John J. Wahidi

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian K. Frederick and wife, Celeste J. Frederick

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 68, on the Plan of Phase One, Cleveland Hall Subdivision, of record in Book 11700, Page 51, and corrected in Instrument 199912090301348, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kim E. Lindsay by Quitclaim Deed from John J. Wahidi, of record in Instrument 20060126-0010147, dated January 26, 2006, Register's Office for said County. See also Quitclaim Deed of record in Instrument 20050727-0087555 and deed of record in Instrument 20050304-0024304, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11725, Page 76; Instrument 20050307-0024504; and Book 11725, Page 110, said Register's Office.

This conveyance is subject to: (1) 2006 taxes which have been prorated and assumed by the Grantees; (2 All matters appearing on the plan of record in Plat Book 117500, Page 51, and corrected in Instrument 199912090301348, said Register's Office; (3) Sanitary Sewer Easement of record in Book 8006, Page 677, said Register's Office; (4) Public Utility Easement of record in Book 7844, Page 242, said Register's Office; and (5) Easement to BellSouth Telecommunications of record in Book 11725, Page 325, said Register's Office.

The said John J. Wahidi joins in this conveyance to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1424 Station Four Ln., Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

FILE BOX 45

Witness my hand this 17th day of February, 2006.

Kim E. Lindsay

John J. Wahidi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kim E. Lindsay and husband, John J. Wahidi, 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 17th day of February, 2006.

My Commission Expires: 1/24/08

Notary Public

