NEW OWNER
SEND TAX NOTICE TO:

Annie Mai Frazier
712 North 5th Street
Nashville, TN 37207

This Instrument Prepared By:
LARRY D. BRANDON
Attorney at Law
P.O. Box 5065
Murfreesboro, TN 37133-5065
(615) 895-2110

Map: **82-7**
Parcel: **428-1**

Davidson County DEEDWARR
Recvd: 05/01/06 08:23 3 pgs
Fees:17.00 Taxes:0.00
20060501-0049204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO 100/DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, ANNIE MAI FRAZIER, (also known as Annie Mae Frazier),NANNIE C. ADAMS, HOBART FRAZIER, and CLIFTON FRAZIER have this day bargained and sold and do hereby transfer and convey unto ANNIE MAI FRAZIER (also known as Annie Mae Frazier) her heirs and assigns, forever, that certain tract or parcel of land situated in Davidson County, Tennessee, and being described as follows, to wit:

> Being part of an unnumbered tract shown on the Plan of Sarah A. Hart's Subdivision, as of record in Book 57, page 151, Register's Office for said County, described as follows: BEGINNING at a point in the west margin of North 5th Street, 450 feet south of the south margin of Arrington Street, thence westerly parallel to the south line of Arrington Street, 170 feet to an alley; thence southerly 50 feet to the northwest corner of Lot # 34 of said Sarah Hart's Plan; thence with the line of the same, easterly 170 feet to the west margin of North 5th Street; thence with the margin of same, northerly 50 feet to the beginning.
>
> Being the same real property conveyed to ANNIE MAE FRAZIER (Also known as Annie Mai Frazier) and JOHNNY FRAZIER, a widower at the time of the purchase, by deed of record in Book 5551, page 429 of the Register's Office for Davidson County, Tennessee. The said Johnny Frazier died intestate on July 28, 1980 while a resident of Davidson County, Tennessee, leaving four (4) children as his heirs-at-law, being the undersigned Annie Mai Frazier, (also known as Annie Mae Frazier), Nannie C. Adams, Hobart Frazier and Clifton Frazier. It is the intent of the undersigned to convey the one-half undivided interest of Johnny Frazier, deceased, to Annie Mai Frazier (also known as Annie Mae Frazier) such that she will own the entire property in fee simple absolute.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, that we have good and lawful right to convey the same, and that same is unencumbered except by lien of the 2006 taxes, which taxes the grantee assumes and agrees to pay when due.

We further covenant and bind ourselves, our heirs and assigns to forever warrant and 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, this the 13 day of March, 2006.

Annie Mai Frazier
ANNIE MAI FRAZIER
(also known as Annie Mae Frazier)

STATE OF TENNESSEE

DAVIDSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named ANNIE MAI FRAZIER, (also known as Annie Mae Frazier), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this 13th day of March, 2006.

Teresa K. Armstrong
NOTARY PUBLIC

TERESA K. ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12.21.08

COMM. EXPIRES: 12-21-08

Nannie C. Adams
NANNIE C. ADAMS

STATE OF TENNESSEE

DAVIDSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within name NANIE C. ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this 13th day of March, 2006.

Teresa K. Armstrong
NOTARY PUBLIC

TERESA K. ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12.21.08

-21-08

Clifton Frazier
CLIFTON FRAZIER

STATE OF TENNESSEE

RUTHERFORD COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CLIFTON FRAZIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this 13th day of March, 2006.

Teresa K. Armstrong
NOTARY PUBLIC

TERESA K. ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-21-08

COMM. EXPIRES: 12-21-08

Hobart Frazier
HOBART FRAZIER

STATE OF TENNESSEE

RUTHERFORD COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named HOBART FRAZIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this 13th day of March, 2006.

Teresa K. Armstrong
NOTARY PUBLIC

TERESA K. ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-21-08

COMM. EXPIRES: 12-21-08

AFFIDAVIT

I hereby swear or affirm that this conveyance is made pursuant to T.C.A. 67-4-409 (a) (3) (B), and therefore, no transfer tax is due or payable for the recordation of this instrument.

AFFIANT

SWORN to and subscribed before me, this the 27th day of April, 2006.

Lisa A. Bell
NOTARY PUBLIC

LISA A. BELL NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8-16-08