Box 8

This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/12/06 12:23 2 pgs
Fees:13.00 Taxes:695.60
20060512-0056027

ADDRESS NEW OWNER:
Robert E. Mitchell
527 Inwood Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
P.O. Box 17404
Baltimore, MD 21297

MAP **133**
GROUP **13**
PARCEL **105**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kristy M. Frazier, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Robert E. Mitchell and wife, Amy V. Mitchell**, 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:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Abbay Hall Subdivision, Section One, of record in Plat Book 2331, page 18, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Kristy M. Frazier a/k/a Kristy Michelle Ziady by Quitclaim Deed from Paul Mitri Ziady, of record in Instrument No. 20060315-0030087, Pursuant to and in consideration of the terms of a certain Final Decree of Divorce in the Eighth Circuit Court for Davidson County, Tennessee in the case of Paul Mitri Ziady vs. Kristy Michell Ziady, Docket No. 05D-3697, said Register's Office; having been the same property conveyed Kristy M. Frazier and Paul Ziady, as joint tenants with right of survivorship, by deed from Thomas Alsup and wife, Linda T. Alsup of record in Instrument no. 20021206-0150421, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2345, page 514 and in Book 2393, page 627, and all easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **527 Inwood Drive, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

WITNESS my hand this the **11th** day of **May, 2006.**

Kristy M. Frazier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kristy M. Frazier, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of May, 2006.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $188,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of May, 2006.

NOTARY PUBLIC

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/20/2010