WARRANTY DEED

STATE OF TENNESSEE/
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,200.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **31ST DAY OF MAY, 2006.**

NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Davidson County DEEDWARR
Recvd: 06/08/06 14:34 3 pgs
Fees:18.00 Taxes:626.04
20060608-0068279

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Iris Williams and Markis Woods	**same**	**84.01-0-119.00**
909 Rosebank Avenue		
Nashville, TN 37206		

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,

Carol Frysinger and Lloyd Sims, II, both unmarried, as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Iris Williams and Markis Woods,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All All matters on the Plan of Record in Plat Book 3600, page 37, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(**X**) Improved
This ( ) Unimproved property is known as: **909 Rosebank Avenue**
Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do not 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 ever 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.

Witness my hand this **31st** day of **May, 2006**.

Carol Frysinger

Lloyd Sims, II

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Carol Frysinger and Lloyd Sims, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN

This 31st day of May, 2006.

Notary Public

My Commission Expires: 1-23-2010

R. SCOTT SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires January 23, 2010

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 43, on the Plan of Section One, Rose Estates, of record in Book 3600, page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol Frysinger and Lloyd L. Sims, II, both unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Carol Frysinger, dated 08/15/2004 and filed for record 04/21/2004 in Instrument No. 20040421-0045401, Register's Office for Davidson County, Tennessee.