| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Tate Anthony Eskew<br>2809 Galesburg Drive<br>Nashville TN 37217 | Same | Southeast Title<br>555 Marriott Dr., S-170<br>Nashville, TN 37214 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $139,000.00

Map & Parcel No.
150-5 214.00

Davidson County DEEDWARR
Recvd: 06/21/06 08:58 2 pgs
Fees:13.00 Taxes:514.30
20060621-0073891

Affiant
Subscribed and sworn to ~~before me~~ on 06/15/06.

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES 05-30-07

Notary Public

My Commission Expires:_____

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, David Fryburger, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Tate Anthony Eskew, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, being Lot 703, EDGE-O-LAKE, SECTION 17, as shown on plat of record in Plat Book 4460, Page 44, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David L. Fryburger by deed from R. Scott Kale, dated May 27, 2005, of record in Instrument No. 20050614-0067839, said Register's Office.

Also being the same property conveyed to R. Scott Kale, by deed from Jeffrey A. Damon and wife, Cynthia Damon, dated March 02, 2000, of record in Instrument No. 200003020020454, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2809 Galesburg Drive, Nashville, TN 37217.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 06/15/06.

David Fryburger, as atty in fact, Jami Harris
David Fryburger by Jami Harris
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Jami Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this the _____ day of _____, 2006.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared Jami Harris to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David Fryburger and acknowledged that she executed the same as the free act and deed of the said David Fryburger.

Witness my hand and official seal at Nashville, ~~Tennessee,~~ this the 15th day of June, 2006.

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/03/2007

My Commission Expires: