Davidson County DEEDWARR
Recvd: 07/20/06 14:57 3 pgs
Fees:18.00 Taxes:376.51
20060720-0087871

THIS INSTRUMENT PREPARED BY: (Subject to information provided by the parties)
E. Keith Bell, Attorney
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
NIKKI R FRAME	SAME	12010001000
336 PINEWAY DRIVE		
NASHVILLE, TN 37217		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, MILDRED RAMSEY COLE, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto NIKKI R FRAME, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO 37 ON THE PLAN OF SEVEN OAKS, SECTION II, OF RECORD IN BOOK 2133, PAGE 36, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MILDRED RAMSEY COLE FROM BASEL GLENN COLE BY DEED DATED 12/04/81 AS OF RECORD IN BOOK 5830, PAGE 384, REGISTER'S OFFICE FOR SAID COUNTY.

Mildred Ramsey Cole is since deceased. Leaving said property to her heirs, Carol Ann Hudson, Fred Michael Cole and Ronald Glenn Cole, as evidence by Affidavits of Heirship to be recorded immediately prior hereto.

This is improved property known as: 336 Pineway Drive; Nashville, TN 37217

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantees have inspected and examined the property and are purchasing same base on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 our hands this 13th day of July, 2006.

Ronald Glenn Cole
Ronald Glenn Cole by Carol Hudson POA

Fred Michael Cole
Fred Michael Cole by Carol Hudson POA

Carol Ann Hudson
Carol Ann Hudson

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 CAROL ANN HUDSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of RONALD GLENN COLE as his/her Attorney in Fact, as the free act and deed of the within named RONALD GLENN COLE.

Witness my hand and seal, this 13 day of July, 2006.

Mary K Reed
NOTARY PUBLIC

My Commission Expires: 2/13/07

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 CAROL ANN HUDSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of FRED MICHAEL COLE as his/her Attorney in Fact, as the free act and deed of the within named FRED MICHAEL COLE.

Witness my hand and seal, this 13 day of July, 2006.

Mary K Reed
NOTARY PUBLIC

My Commission Expires: 2/13/07

MARY K. REED NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

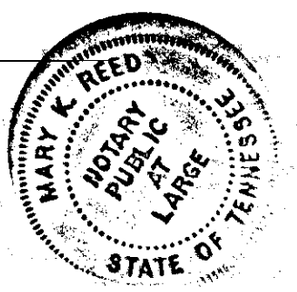
State of TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CAROL ANN HUDSON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13, day of July, 2006.

My commission expires:
2/13/07

Mary K Reed
NOTARY PUBLIC



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $101,760.00.

Affiant

Subscribed and sworn to before me this 13 day of July 2006.

Mary K Reed
NOTARY PUBLIC

My Commission Expires: 2/13/07

