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Davidson County DEEDWARR
Recvd: 08/25/06 11:01 2 pgs
Fees:13.00 Taxes:862.10
20060825-0105166

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of August, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 11, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Malinda E. Williams and Aaron Woosley

1005 Maplehurst Avenue
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

132-010-007.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donald T. Frey and Karen L. Frey, husband and wife hereinafter referred to as Grantors, hereby transfers and conveys to Malinda E. Williams, an unmarried person, and Aaron Woosley, an unmarried person, as tenants in common with right of survivorship, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING the northerly parts of Lots No. 1 & 2 on Block 14 on the Plan of College Park of record in Plat Book 843, Page 29, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald T. Frey and Karen L. Frey, husband and wife by Warranty Deed from Lynn N. Hitner of record in Instrument No. 20020516-0060280, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 843, Page 29, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1005 Maplehurst Avenue, Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever 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 19th day of August, 2006.

Donald T. Frey

Karen L. Frey

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Donald T. Frey and Karen L. Frey, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 19th day of August, 2006.

Notary Public

My Commission Expires: 4-25-2009

BRENDA J. HYATT NOTARY PUBLIC AT LARGE

Notary Public, State at Large, KY
My commission expires April 25, 2009

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