THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25612-06-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me this 22nd day of August, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Thomas M. and Collins W. Hooper 420 Ellendale Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.116.11-0 Parcel No. 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James S. Frazer, III and wife, Louise Bransford Frazer**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas M. Hooper and wife, Collins W. Hooper** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 420 Ellendale, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of August, 2006.

James S. Frazer, III

Louise Bransford Frazer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James S. Frazer, III and Louise Bransford Frazer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2006.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 08/25/06 14:33 2 pgs
Fees:13.00 Taxes:5365.00

20060825-0105447

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 of Block "D" on the Plan of the subdivision of the Malone Property, called "Honeywood", not of record. According to a copy of said plan, said Lot No. 3 fronts 133 feet on the easterly side of Ellendale Avenue, and runs back 200 feet on the south line and 219 feet 6 inches on the north line to the west line of Lot No. 18, and measures 200 feet on said rear line.

Being the same property conveyed to James S. Frazer, III. and wife, Louise Bransford Frazer by Warranty Deed dated April 30, 1973 from Martha Warner Thomas of record in Book 4706, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5818, page 855, Register's Office for Davidson County, Tennessee.