Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Calvin Sinclair Lowry
Affiant

Subscribed and sworn to before me, this 24R day of August 2006.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Davidson County DEEDWARR
Recvd: 08/29/06 13:24 2 pgs
Fees:13.00 Taxes:1072.63
20060829-0106747

Address of New Owner:	Send Tax Bills to:	Tax Information
Calvin Sinclair Lowry	Metrocities Mortgage, LLC	126 260 A 63.00
6661 Valleypark Dr.	15301 Ventura Blvd., Ste D 300	
Nashville TN 37221-0000	Sherman Oaks, CA 91403	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Allan Frodle and wife, Margaret Frodle, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Calvin Sinclair Lowry, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 63 on the Plan of Riverwalk Phase 1A Section 1 of record in Instrument No. 20011026-00117231 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Allan Frodle and wife, Margaret Frodle, by deed, dated May 13, 2004, from The Craig Co. of record in Instrument No. 20040513-0055483 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Riverwalk Phase 1A Section 1 and Phase 1B, Section 1 of record in Instrument No. 2011026-0117231, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 2011105-01231083 and amended in Instrument NO. 20020424-00565 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Rivewalk Homeowner's Association of record in Instrument No. 20020425-0051371 5) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set froth in instrument of record in Book 513 page 936 6) Easements and rights granted to Tennessee Electric Power Company as set forth in instrument s of record in Book 751 page 375 and Book 787 page 7 7) Easements and rights of way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205 page 194 and Judgment of record in Book 4226 page 715 8) Easements and rights of way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257 Page 647 9) Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526 page 315; 318 and 324 10) Landscape Agreement of record in Instrument No. 20010919-0101280 11) Charter Right of Way for CSX Transportation Railroad 12) Storm Water Detention Agreement of record in Instrument No. 20021119-0143687 and 20010919-0101279

This property is improved property known as 6661 Valleypark Dr., Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 24 day of August, 2006.

Allan Frodle

Allan Frodle

Margaret M. Frodle

Margaret Frodle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allan Frodle and Margaret Frodle, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 24 day of August, 2006.

Notary Public

My Commission expires: 4/21/07

AMY CROSS NANCE
NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: WG1431