WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 99,500.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 3 day of OCTOBER 2006.

NOTARY PUBLIC AT LARGE

My Commission Expires: 3-22-08

LEROY JOHNSTON NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 22, 2008

Davidson County DEEDWARR
Recvd: 10/09/06 08:17 2 pgs
Fees:13.00 Taxes:368.15

20061009-0124771

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06090004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Kenneth E. Frogge 215 Brookside Nashville, TN 37218	New Owner	64-13 / 4.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Kenneth E. Frogge, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **CONNIE M. ELDER**, and, **GRADY L. ELDER**, Jr., the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

KENNETH E. FROGGE, un-married the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Plan of Berryville, as of record in Plat Book 421, page 117, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Connie M. Elder by Warranty Deed dated October 29, 2004, from Wilson P. Collings and wife, Ellen S. Collins of record in Instrument No. 20041102-0131976, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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, his heirs and assigns, forever. We do covenant with the said GRANTEE that we are 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. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER..

The herein described property is subject to the following:
2006 Property taxes are to be prorated and PAID at Closing.

This is improved property known as: 4302 Old Hickory Blvd., Old Hickory, TN. 37138.

Witness our hands this 3 day of OCTOBER, 2006.

Connie M. Elder

Grady L. Elder, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Connie M. Elder and Grady L. Elder, Jr. the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 3 day of OCTOBER, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

My Commission Expires MAR. 22, 2008

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WARRANTY DEED

From: Connie M. Elder
and spouse,
Grady L. Elder, Jr.

To: Kenneth E. Frogge

Property:
4302 Old Hickory Blvd.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

&

3418 Old Hickory Blvd
Old Hickory, Tennessee 37183
(615) 847-2000

www.ljelaw.com