This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Carol Pepper Frageman
104 Windsor Terrace Drive
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 10/27/06 13:21 2 pgs
Fees:13.00 Taxes:867.65
20061027-0133631

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP	**143-I**
GROUP	**A**
PARCEL	**104.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Diane R. Wright and husband, G. Richard Wright,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Carol Pepper Frageman, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 104 of Windsor Terrace Condominiums, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, shown on the Plan to the Master Deed of record in Book 6250, page 869, and shown as Exhibit "C" to the Master Deed, of record in Book 7150, page 921, Register's Office, Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Diane R. Wright and husband, G. Richard Wright by deed from Robert G. Jeffrey, unmarried of record in Instrument no. 20060301-0023891, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **104 Windsor Terrace Drive, Nashville, Tennessee 37221.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 our hands this the **19th** day of **October, 2006.**

Diane R. Wright

G. Richard Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Diane R. Wright and husband, G. Richard Wright**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of October, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $234,500.00.

AFFIANT

Subscribed and sworn to before me on this 19th day
of October, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008