Davidson County DEEDWARR
Recvd: 11/02/06 08:23 2 pgs
Fees:13.00 Taxes:2127.50
20061102-0135913

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this 1st day of November, 2006. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address New Owner As Follows: Bob Haley 109 Whitney Place Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 117-15-0 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN K. FRAZIER**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **BOB HALEY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Glen Echo Subdivision, as of record in Book 1424, page 52, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the south margin of Glen Echo Road at the corner of Lot Nos. 33 and 34; thence with the line between said lots southerly 337.4 feet to a point; thence westerly 142 feet to the east margin of Hillmont Drive; thence with the margin of same northerly 308.9 feet to the beginning of a curve; thence around said curve northeasterly 38.1 feet to the margin of Glen Echo Road; thence with the margin of the same, easterly 90.2 feet to the beginning.

Being the same property conveyed to Jane W. Frazier by deed of record in Book 4806, page 44, Register's Office for Davidson County, Tennessee. John K. Frazier is the sole and only heir of Jane W. Frazier, deceased, as evidenced by Affidavit of Heirship of record in Instrument No. 20061102013591 2, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 1424, page 52, Register's Office for Davidson County, Tennessee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20060914-0114249, said Register's Office.

3. Restrictions of record in Book 1542, page 340, and Book 1577, page 469, said Register's Office.

This is improved property known as 1749 Glen Echo Road, Nashville, TN 37215.

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; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 1st day of November, 2006.

John K. Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN K. FRAZIER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of November, 2006.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007