THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03352

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/07/06 08:27 2 pgs
Fees:13.00 Taxes:483.78
20061107-0138284

Property Address:
1509 Jones Ave., Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christian Properties, Inc.**, existing under the laws of Tennessee hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Natalie Frierson, as** unmarried woman hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being the northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Jones Avenue at the corner of Lots Nos. 158 and 159; thence with the line between said lots easterly 150 feet to an iron pin; thence northerly 58.5 feet to an iron pin in the southerly margin of Oneida Avenue; thence with the margin of the same, westerly 102.25 feet to a point and continuing with the margin of the same, westerly 22.5 feet to the beginning of a curve; thence around said curve, southwesterly 37.11 feet to the easterly margin of Jones Avenue; thence with the margin of the same southerly 50 feet to the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from EquiCredit Corporation of America, dated January 5, 2006, and recorded January 18, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200601180006536.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, her successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WITNESS Grantor's hand this 31st day of October, 2006.

CHRISTIAN PROPERTIES, INC.

By: _____, president

Van Christain, President

State of TENNESSEE
County of DAVIDSON

On this the 31st day of October, 2006, before me, the undersigned officer, personally appeared Van Christian of Christian Properties, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself/herself as president.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES JAN 27 2007

_____
Notary Public

My Commission expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $130,750.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 31st of October, 2006.

_____
Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
Natalie Frierson
1509 Jones Avenue
Nashville, TN 37207

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES JAN 27, 2007

Person Or Entity Responsible For Payment Of Taxes:
Natalie Frierson
1509 Jones Avenue
Nashville, TN 37207

Tax Parcel ID#: 071-12-0-232.00