WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

Davidson County DEEDWARR
Recvd: 12/27/06 16:17 2 pgs
Fees:13.00 Taxes:1951.75
20061227-0159713

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $527,500.00

Affiant

Subscribed and sworn to before me
This 21 day of December 2006

Notary exp: 11-24-07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:	Send tax bills to:	Map & Parcel:
2808 West Linden Ave	SAME	104-14-98
Nashville Tn 37212		

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We **James Frein, Jr. and wife, Elizabeth G. Frein**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James M. Joers and wife Barbara J. Joers**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 65 on the plan of Bransford Realty Co.'s Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for said County. Said part of Lot No. 65 fronts 70 feet on the northerly margin of West Linden Avenue, formerly Sunset Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to JAMES FREIN AND WIFE, ELIZABETH G. FREIN, by deed from EDWIN D. MULLIN AND CYNTHIA A. TURNER, BOTH UNMARRIED, of record in Book 11692, page 227, dated September 30, 1999, said Register's Office.

The 2006 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: 2808 West Linden Ave Nashville Tn 37212

OR The property is unimproved.

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 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; and 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, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 27 day of December, 2006.

James Frein Jr.

Elizabeth G. Frein by
Her Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Frein Jr and Elizabeth G. Frein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 27 day of December, 2006

Tabatha Edwards
Notary Public

Commission expires: 11-24-2007

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Frein Jr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said James Frein Jr, to me know to be the person who executed the foregoing instrument in behalf of Elizabeth G. Frein, acknowledged that he executed the same as the free act and deed of said Elizabeth G. Frein, and for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Elizabeth G. Frein, and appearing of record in Instrument No. 20061227-0159712 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 27 day of December, 2006

Tabatha Edwards
Notary Public

Commission expires: 11/24/2007

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007