STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of December, 2006.

Notary Public

My Commission Expires: 7/01/09

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/29/06 11:04 2 pgs
Fees:13.00 Taxes:602.73
20061229-0160662

ADDRESS NEW OWNER(S) AS FOLLOWS:
Linsey M. Froelich
3320 Cain Harbor Road
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
62-2-B-133.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Courtney R. Brauss, and Husband, Brian C. Brauss** hereinafter referred to as Grantors, hereby transfers and conveys to **Linsey M. Froelich, unmarried,** hereinafter referred to as 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 Lot. No. 66, on the Abbington Park, Phase One, Section Three, of record in Plat Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Courtney R. Brauss, and Husband Brian C. Brauss by Warranty Deed from Beazer Homes Corp. d/b/a Phillips and Builders, a Tennessee Corporation, of record in Instrument No. 20050105-0001862, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040728-0090239, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20030213-0020075, and Instrument No. 20040518-0058461, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement of record in Instrument No. 20030109-0004246, Register's Office for Davidson County, Tennessee.

Easement for Flowage for the United States of America of record in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.

Easement for Transmission Line to the United States of America of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as: 4488 Frost Street, Nashville, TN 37214.

Said property is also known as: 3320 Cain Harbor Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 my hand this 28th day of December, 2006.

Courtney R. Brauss

Brian C. Brauss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Courtney R. Brauss and Brian C. Brauss, 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 this 28th day of December, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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