WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/07 16:00 2 pgs
Fees:13.00 Taxes:477.30
20070129-0011968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **26th day of January, 2007**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nazarene J. Frazier	NEW OWNER	MAP 161-12-A PARCEL 7 CO
(NAME)	(NAME)	
5722 Hickory Plaza, Unit C-1		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Fresh Start Homevantage, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nazarene J. Frazier, married and Lisa Frazier,** unmarried **, with joint rights of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. C-1 on the Plan of Hickory Plaza Office Townhouses as described by the Master Deed establishing a Horizontal Property Regime with respect to Hickory Plaza Office Townhouses, of record in Book 8000, page 910, Register's Office for Davidson County, Tennessee, and described in Plat Book 5200, page 68, and resubdivided in Plat Book 6250, page 248, and amended in Book 6623, page 215, said Register's Office, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Fresh Start Homevantage, LLC by deed dated May 31, 2005 from Hickory Plaza II, Inc., of record in Instrument No. 20050603-0063232, as re-recorded in Instrument No. 20051110-0136240, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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.

This is improved property known as: 5722 Hickory Plaza, Unit C-1, Nashville, TN 37211

Witness my/our hand(s) this 26th day of January, 2007.

Fresh Start Homevantage, LLC, Seller

BY: _____, OPERATING MGR
Damian Mingle, Operating Manager

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 Damian Mingle, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he is the Operating Manager for Fresh Start Homevantage, LLC and that he as such Operating Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the Fresh Start Homevantage, LLC by himself as such Operating Manager.

Witness my hand and Official Seal this 26th **day of January, 2007.**

_____
Notary Public

My Commission Expires: My Commission Expires March 22, 2008

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE