Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Roy T. Thomas
406 Lorna Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

,

Davidson County DEEDWARR
Recvd: 02/01/07 15:27 2 pgs
Fees:13.00 Taxes:610.50
20070201-0013546

MAP	**117-15**
GROUP	**A**
PARCEL	**151.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roslyn Frias, widow, Trustee, Revocable Trust dated December 16, 2002, ,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Roy T. Thomas**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. Unit O-3, alson known as Parcel No. 151 on the Plan of Green Hills Terrace, Condominium Apartments, of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description, togehter with the appurtenant interest in the common elements of The Green Hills Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5304, page 702, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roslyn Frias, Widow, Trustee, Revocable Trust dated December 16, 2002 by deed from Lois G. Nungent, unmarried of record in Instrument no. 20050803-0090895, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **1900 Richard Jones Road #O-3, Nashville, Tennessee 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, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, 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 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 **the 26th** day of **January, 2007.**

Roslyn Frias, widow, Trustee, Revocable Trust dated December 16, 2002

By: Roslyn Frias 1-25-07
Roslyn Frias, Trustee

Roslyn Frias 1-25-07
Roslyn Frias, Individually

STATE OF CALIFORNIA
COUNTY OF San Diego

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Roslyn Frias,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Trustee** of **Roslyn Frias, widow, Trustee, Revocable Trust dated December 16, 2002,** the within named bargainor, and with the authority so to do, executed the within Warranty Deed for the purposes therein contained .

WITNESS my hand and official seal this 25th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: Mar 28, 2010

NINA KIM
Commission # 1654899
Notary Public - California
San Diego County
My Comm. Expires Mar 28, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of January, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE