Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 02/08/07 13:56 2 pgs
Fees:13.00 Taxes:255.30

20070208-0016771

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2007.

(Affix Seal) Notary Public

My Commission Expires: 04/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Preparer's File #-07A0007

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott A Frasier, unmarried and Concetta Frasier unmarried	New Owner	108-03-0-111.00
1010 Patio Drive	5621 TRACESIDE DR.	
Nashville, Tennessee 37214	NASHVILLE, TN 37221	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LESLIE MCKEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SCOTT A FRASIER, UNMARRIED AND CONCETTA FRASIER UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

See "Exhibit A", Hereto Attached, For Legal Description

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1010 Patio Drive, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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/our hand(s) this **6th** day of **February**, **2007**:

Leslie McKee by Doug Stogner Atty in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6TH day of February, 2007, before me personally appeared Leslie McKee, by Doug Stogner, as her Attorney In Fact, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of Leslie McKee, and who acknowledged that such person executed the same as the free act and deed of Leslie McKee.

Notary Public

My Commission Expires: 04/29/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 113A on the Zone Lot Division of Patio Villa, Section 6, of record in Plat Book 6250, pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie R. McKee by Warranty Deed of record at Instrument Number 20050603-0063028, said Register's Office.