This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 02/27/07 14:12 3 pgs
Fees:18.00 Taxes:3681.50

20070227-0024244

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RICHARD D. SWEENEY AND WILLIAM T. VANCE**, hereinafter "collectively" referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **CHARLES E. FRASIER AND WIFE, MARTHA M. FRASIER** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Revision of Lot 1, Plan of Resubdivision of Lots 1 and 3 of Addition to Green Hills and Revision to Lot 4, Plan of Green Hills of record in Instrument No. 20060209-0015993, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

This being the same property conveyed to Richard D. Sweeney and William T. Vance by Warranty Deed of Ronald Neal Petty, Executor of the Estate of Clara Elizabeth Petty dated September 30, 2005 and recorded October 4, 2005 in Instrument No. 20051004-0119133, Register's Office for Davidson County, Tennessee.

Map Parcel Number: 117-15-73

This property is known as: **1608 N. Observatory Court, Nashville, Tn 37215**

Subject to all matters shown on the Plat of record in Instrument No. 20060209-0015993, Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 23rd day of February, 2007.

Grantor
Richard D. Sweeney

Grantor
William T. Vance

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard D. Sweeney and William T. Vance with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of Feb., 2007.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
RICHARD D. SWEENEY AND
WILLIAM T. VANCE
1607 OBSERVATORY COURT
NASHVILLE, TN 37215

Grantee(s) Name, Address, phone:
CHARLES E. AND MARTHA M. FRASIER
1608 N. OBSERVATORY COURT
NASHVILLE, TN 37215

SEND TAX STATEMENTS TO:

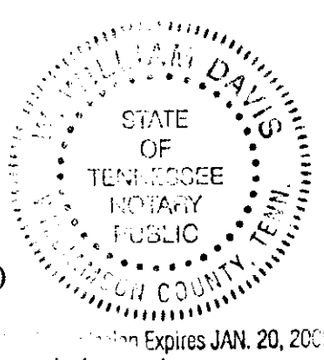
GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 995,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23rd day of February, 2007.



(Seal)

My commission expires:

Expires JAN. 20, 2009

* William T Vance
Affiant

William T Vance
Type or Print Name

Notary Public

W. Davis
Type or Print Name