PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/03/07 08:15 2 pgs
Fees:13.00 Taxes:1748.25
20070503-0052772

W & I Ref:(dm) Title No: 48615
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Currey Courtney 6401 Brownlee Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11511003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$472,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James S. Frazer, IV, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Currey Courtney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section One West Meade Estates of record in Book 2663, page 110 Register's Office for said County.

Said Lot No. 88 which is a corner lot, fronts 106.74 feet on the southerly margin of Brownlee Drive and fronts 175 feet on the westerly margin of Torrington Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 207.4 feet on the westerly line and 223 feet on the southerly line, to a point of intersections.

Being the same property conveyed to James S. Frazer, IV, unmarried by deed from Robert Wayne Mayo and wife, Julie L. Mayo of record in Doc. No. 20010524-0054316 Register's Office for said County.

Annie Frazer, spouse of James S. Frazer, IV, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 Page 110, said Register's Office, which Plan shows a 60 foot minimum building setback line from Brownlee Drive an 80 foot minimum set back line from Torrington Road and a 10 foot easement for public utility purposes along the westerly line(s). And a 2.5 x 25 foot utility anchor easement located on the southeasterly corner of said lot. And easement for overhang along the easterly line of said lot.

This is improved property, known as: 6401 Brownlee Dr, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2007.

James S. Frazer, IV

Annie Frazer

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2007 , before me the undersigned authority, personally appeared James S. Frazer, IV and Annie Frazer , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $472,500.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2007

Notary Public

My Commission Expires: 3-20-2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.