39-B

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

ADDRESS NEW OWNER:
Scott A. Frech
5822 Brentwood Trace
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Countrywide Home Loans, Inc.
2021 North Gallatin Rd. Ste. 280
Madison, TN 37115

MAP 160-14
GROUP B
PARCEL 118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Karen Craun, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Scott A. Frech and Sharon M. Frech, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Karen Craun by deed from Julie Kim Edwards, a single person of record in Instrument no. 20000530-0053352, 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 **5822 Brentwood Trace, Brentwood, Tennessee 37027.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

Davidson County DEEDWARR
Recvd: 09/07/07 13:45 3 pgs
Fees:18.00 Taxes:394.05
20070907-0107717

WITNESS my hand this the **30th** day of **August, 2007.**

Karen Craun

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karen Craun**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $106,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2007.

NOTARY PUBLIC

My Commission Expires: 5-24-2008

Exhibit "A"

A certain condominium apartment in Davison County, TN, described as Unit 5822 2nd Revision Brentwood Trace a Condominium, a Horizontal Property Regime, located on 5822 Brentwood Trace, Davidson County, TN, as shown on the plat of 2nd Revision Brentwood Trace, Condominium apartments, recorded in Plat Book 5200, Page 219, amended in Book 5200, Page 230, and Book 5200, Page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510, and By-Laws of 2nd Revision Brentwood Trace Condominiums said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 2nd Revision Brentwood Trace, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 5524, Page 415, as amended in Book 5544, Page 510, and By-Laws of record in Book 5524, Page 424, as amended in Book 5537, Page 988 and Book 5868, Page 70, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Karen Craun, unmarried, by deed from Julie Kim Edwards, a single person recorded in instrument #200005300053352 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.