WARRANTY DEED

AT-2007035

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of September, 2007.

Notary Public

(Affix Seal)

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lisa R. Frazier and James L. Frazier	State Farm Bank, F.S.B.	058.11-0-227.00
509 Phipps Drive	19 Research Park Court	
Nashville, TN 37218	St. Charles, MO 63304	

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, **Eleanor J. Graves**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lisa R. Frazier and husband, James L. Frazier**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 217-B of the Zone Lot Division, Lots 216 and 217, Royal Hill, Section 1, as of record in Plat Book 6900, page 38, amending Plat Book 4675, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and detailed description of said lot.

Being the same property conveyed to Eleanor J. Graves from Timothy Harvey, Jr. and Doretha H. Harvey by Warranty Deed dated April 16, 2004 and recorded April 26, 2004 in Instrument #20040426-0047229, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 509 Phipps Drive, Nashville, TN 37218.

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 11th day of September, 2007

Eleanor J. Graves

Davidson County DEEDWARR
Recvd: 09/18/07 15:56 1 pgs
Fees:13.00 Taxes:251.60
20070918-0111846

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Eleanor J. Graves , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 11th day of September, 2007.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY