This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $35,000.00.

Affiant

Subscribed and sworn before me this the 9th day of October, 2007.

Notary Public
My commission expires:

CAVAN K MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires September 25, 2010

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Wayne Frazzini XXXXXXXXXXXX XXXXXXXXXXXX Same	New Owner 901 Hillmont Ct. Nashville, TN 37221	91-2-252

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John C. Phillips and Robert W. Burns, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to *XXXXXXXXXXXXXXXXXXXXXXXXXXXX, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

*Wayne Frazzini and Sherrie Jenkins

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 170 feet of the southerly 150 feet of Block "1" Plan No. 2, West Nashville, of record in Book 57, page 172, said Register's Office.
Said part of Block "1" fronts 50 feet on the southerly side of Ohio, formerly Virginia Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ADLAI PROPERTY INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, by deed from RAYMOND DAY, of record as Instrument No. 20051102-0132586, dated October 26, 2005, said Register's Office.

Being further conveyed to John C. Phillips and Robert W. Burns, as Joint Tenants with Riht of Survivorship by Quitclaim Deed from Adlai Property Investments, a Tennessee General Partnership, dated October 3, 2007, of record as Instrument No. 20071004-0118430, said Register's Office.

This conveyance is subject to:

Metro Code Letter of record as Instrument No. 20061102-0126498, Register's Office for said County.

All Easements and Restrictions of record

THIS IS ✓ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 5609 Ohio Avenue, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of October, 2007.

John C. Phillips

Robert W. Burns

Davidson County DEEDWARR
Recvd: 10/10/07 14:58 2 pgs
Fees:13.00 Taxes:129.50

20071010-0120691

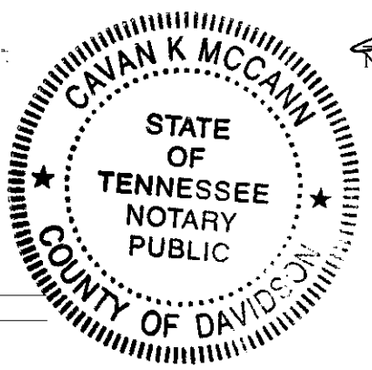
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. Phillips and Robert W. Burns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2007.

My commission expires:

My Commission Expires
September



Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public