Davidson County DEEDWARR
Recvd: 11/02/07 09:20 2 pg
Fees:13.00 Taxes:447.70
20071102-0129310

This instrument prepared by:

MICHAEL K. RADFORD, ESQ.
FLYNN & RADFORD, ATTORNEYS, P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, TN 37027

WARRANTY DEED

Name and Address of New Owner:

Charles J. Friddell, Trustee
Suite 208A
4535 Harding Pike
Nashville, TN 37205

Send Property Tax Information To:

Same as New Owner

Tax Map: 096-13-0
Parcel No.: 053.00

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **ANNIE ELIZABETH DILLINGHAM**, hereinafter called "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Charles J. Friddell, Trustee,** hereinafter called "Grantee" a certain parcel of property situated in Davidson County, Tennessee, and being described more fully as follows:

BEING Lot No. 71 on the Plan of Perry heights, of record IN Book 2900, page 18, Register's office for said County.

Said Lot No. 71 fronts 78 feet on the south side of Nodyne Drive and funs back 175 feet on the east line and 172.9 feet on the west line to a dead line in the rear on which is a broken line on which it measures 78.7 feet.

Being the same property conveyed to William Frank Dillingham, and wife, Annie J. Dillingham, by deed from Brentwood Homes, Inc., of record in Note Book 94, page 310, Register's Office of Davidson County, Tennessee. William frank Dillingham is deceased. Annie J. Dillingham and Annie Elizabeth Dillingham are the same person.

This deed was prepared solely from information furnished by the parties.

This is improved property known as 2711 Nodyne Drive, Nashville, TN 37214.

This conveyance is subject to all easements, encumbrances, or other rights of third parties appearing of record or which might be disclosed by more recent surveys.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and has a good right to convey same and that same is unencumbered, except for the lien for taxes for the current year which are to be paid by Grantor herein.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 2007.

GRANTOR:

ANNIE ELIZABETH DILLINGHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Annie Elizabeth Dillingham, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of ANNIE ELIZABETH DILLINGHAM and acknowledged that such person executed the same as the free act and deed of ANNIE ELIZABETH DILLINGHAM.

Witness my hand and seal, at office, this 31st day of October, 2007.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC CHARLES JAMES FRIDRELL III DAVIDSON COUNTY, TN

My Commission Expires:

11-22-2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $121,000.00.

Affiant

SWORN TO and subscribed before me this 31st day of October, 2007.

NOTARY PUBLIC

ALEXANDRA DURHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My commission expires: 2-8-11