Davidson County DEEDWARR
Recvd: 03/17/08 10:17 2 pg:
Fees:13.00 Taxes:517.63
20080317-0026477

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2008

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wilson L. Frazier	Franklin American Mortgage Co.	Parcel ID:
800 Oneida Avenue	501 Corporate Centre Dr.; Ste 400	07112022200
Nashville, TN 37207	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas M. Jackson and Kenneth J. Wiggs and Edward L. Baker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Wilson L. Frazier and wife, Debra L. Frazier

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:

BEING Lot No. 149 on the Map of Victory Heights of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Oneida Avenue at the corner of Lots No. 148 and 149; thence with the line between said lots, southerly 150 feet to a point; thence westerly 60 feet to the easterly margin of Rosedale Avenue; thence with the margin of the same, northerly 125 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to the southerly margin of Oneida Avenue; thence with the margin of the same, easterly 35 feet to the beginning.

Being the same property conveyed to Thomas M. Jackson and Kenneth J. Wiggs and Edward L. Baker by deed from Terry F. Christian as Trustee of the 800 Oneida Ave. Land Trust, of record in Instrument 20050214-0016448, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 97, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

The signature of Thomas M. Jackson is signed by his duly appointed Attorney-in-Fact, Kenneth J. Wiggs, pursuant to the Power of Attorney of record in Instrument 20050214-0016446, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 800 Oneida Avenue, Nashville, TN 37207

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 we do covenant with the said GRANTEES that we 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; 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 GRANTEES, 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 our hands this 14th day of March, 2008.

Thomas M. Jackson by Kenneth J. Wiggs ATTY in fact
Thomas M. Jackson
By: Kenneth J. Wiggs, as Attorney-in-Fact

Kenneth J. Wiggs

Edward L. Baker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth J. Wiggs, and Edward L. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Kenneth J. Wiggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Thomas M. Jackson as his Attorney in Fact as the free act and deed of the within named Thomas M. Jackson.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.