THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1566

Davidson County DEEDWARR
Recvd: 03/25/08 12:00 2 pgs
Fees:13.00 Taxes:710.40
20080325-0029817

Property Address: 1292 Blairfield Dr., Antioch, TN 37013

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steig McDonald, unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Wilma J. Frazier and Antonio D. Smith,** both unmarried hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

**Land in Davidson County, Tennessee being Lot No. 200 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three, of record in Instrument No. 200207120084136, Register's Office for Davidson County, Tennessee.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Instrument No. 200207120084136, Regiter's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Patricia M. Smith, unmarried, dated November 22, 2005, and recorded December 2, 2005, in the Register of Deeds for the City of Antioch, County of Davidson, as Document No. 20051202-0145085.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 24th day of March, 2008.

_____{Seal}
Steig McDonald

STATE OF TENNESSEE
CITY OF ANTIOCH, COUNTY OF DAVIDSON

On this the 24th day of March, 2008, before me the undersigned officer, personally appeared Steig McDonald, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: 9·19·09

**Grantees' Name, Address, Phone:**
Wilma J. Frazier and Antonio D. Smith
1292 Blairfield Dr.
Antioch, TN 37013

Map and Parcel No. 174-11-0A-104.00 CO

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SEND TAX STATEMENTS TO:
Life Mortgage Group
8922 Ruffian Lane
Newburgh, IN 47630

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $192,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 24 day of March, 2008.

_____
Notary Public
My Commission expires: 9·19·09

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.