PLEASE RETURN TO:
GRISSIM TITLE
2309 CRESTMOOR
NASHVILLE TN 37215

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. 08-1677

Davidson County DEEDWARR
Recvd: 05/22/08 10:27 2 pg
Fees:13.00 Taxes:518.00
20080522-0052555

Property Address: 3733 Baxter Avenue, Nashville, TN 37216

---Above This Line Reserved For Official Use Only---

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, **Justin M. Hancock and Shannon Hancock, both unmarried**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Steven L. Frey, unmarried** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 53 on the Plan of EB. Craigs Subdivision of Crownover Property on Gallatin Road of Record in Book 894, Page 640, Register's office for Davidson County , Tennessee to which reference is hereby made for a more complete and accurate description.

Said Lot No. 53 fronts 50 feet on the westerly side of Baxter street and runs back 155 feet 9 inches to the south Line and 156 feet 9 inches on the north line to a dead line and shows 50 on said dead line.

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 plan of record in Plat Book 894, Page 640, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantors by virtue of a deed from John Swaim, unmarried, dated March 29, 2005, and recorded April 1, 2005 of record in Instrument No. 20050401-0035684, in the Register of Deeds for the City of Nashville, County of Davidson.

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

GRANTORs do for Grantors and Grantors' 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 Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 30th day of April, 2008.

_____ {Seal}
Justin M. Hancock

_____ {Seal}
Shannon Hancock

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 30th day of April, 2008, before me the undersigned officer, personally appeared Justin M. Hancock and Shannon Hancock, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ANGIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 8/23/11

Grantee's Name, Address, Phone: + New Owner
Steven L. Frey
3733 Baxter Avenue
Nashville, TN 37216

Map and Parcel No. 061-14-0-186.00

SEND TAX STATEMENTS TO:

SAME AS OWNER

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 $140,000.00 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 30th day of April, 2008.

_____
Notary Public
My Commission expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 20[illegible]