THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08050360

Return TO:
Founders Title & Escrow, LLC
9015 Carothers Pkwy. Suite 202
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00

Affiant

Subscribed and sworn ~~to~~ before me, this 30th day of May, 2008.

Notary Public
My Commission Expires

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 29, 2010

Davidson County DEEDWARR
Recvd: 06/04/08 15:33 3 pgs
Fees:18.00 Taxes:1184.00
20080604-0057492

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jackie Tune 1400 Fort Gaines Place Brentwood TN 37027	~~New Owner~~ Community First Bank & Trust 501 S. Jamestown Blvd Columbia, TN 38401	Tax Parcel ID No. 171-3A-186.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip A. Frazier and Rosanna Frazier, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jackie Tune**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 46, SECTION 6-B, FREDERICKSBURG, as shown on plat of record in Plat Book 7900, Page 509 and Plat Book 9700, Page 151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Phillip A. Frazier and wife, Rosanna Frazier by Warranty Deed from Radnor Homes, Inc., recorded on the 25th day of June, 1997 in Book 10505, Page 600, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1400 Fort Gaines Place Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2008.

Phillip A. Frazier

Rosanna Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip A. Frazier and Rosanna Frazier, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).