Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:

Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/24/08 14:23 5 pgs
Fees:28.00 Taxes:1489.25
20080724-0076038

ADDRESS NEW OWNER:

Genevieve Bartlett Fricks
224 Magnolia Ave.
St. Simons Island, GA 31522-4322

SEND TAX BILL TO:

Owner

MAP **130-1**
GROUP
PARCEL **65**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Bartlett McGinnis, individually and as Administrator of the Estate of Abby Wright Bartlett, deceased, Genevieve Bartlett Fricks and Thomas Carl Bartlett, being all of the heirs of Abby Wright Bartlett, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Genevieve Bartlett Fricks and husband Richard Park Fricks, Jr.**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 24, 25 & 26 of Block 2 on the Plan of the Courts of Belle Meade, of record in Book 547, page 141, Register's Office, Davidson County, Tennessee.

Said Lots No. 24, 25 & 26 front together 90 feet on the westerly side of Lincoln Court and extend back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Abby Wright Bartlett by deed from Philip S. Davis, Trustee of the George F. Davis Trust of record in Book 8683, page 431, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **118 Lincoln Ct., Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTOR, does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 my hand this the 17th day of **July, 2008.**

Thomas Carl Bartlett

Thomas Carl Bartlett

STATE OF VICTORIA
~~COUNTY~~ COUNTRY OF AUSTRALIA

Personally appeared before me, the undersigned Notary Public in and for said ~~County~~ Country and State, **Thomas Carl Bartlett**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of July, 2008.

NOTARY PUBLIC

My Commission Expires: NOT LIMITED BY TIME

JAMES ZAICOS LL.B
NOTARY PUBLIC
2 Cramer Street, Preston 3072
MELBOURNE AUSTRALIA
My Commission is not limited by time.

WITNESS my hand this the 16th day of July, 2008.

Elizabeth Bartlett McGinnis

Elizabeth Bartlett McGinnis

Elizabeth Bartlett McGinnis, Administrator of the Estate of Abby Wright Bartlett

STATE OF NEW YORK
COUNTY OF WESTCHESTER

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth Bartlett McGinnis**, individually and as the Administrator of the Estate of Abby Wright Bartlett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of July, 2008.

Mary E. Smith
NOTARY PUBLIC

My Commission Expires: 8-31-08

MARY E. SMITH
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
NO. 60-4763668
COMMISSION EXPIRES AUGUST 31, ~~200~~ 2010

WITNESS my hand this the 16 day of **July, 2008.**

Genevieve Bartlett Fricks
Genevieve Bartlett Fricks

STATE OF GEORGIA
COUNTY OF Glynn

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Genevieve Bartlett Fricks** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16 day of July, 2008.

DIANNE JAMES NOTARY EXPIRES GEORGIA APRIL 17, 2011 PUBLIC GLYNN COUNTY

Diane James
NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA
COUNTY OF Glynn

The actual value or consideration, whichever is greater, for this transfer is $402,500.00.

Genevieve Bartlett Fricks
Genevieve Bartlett Fricks

Subscribed and sworn to before me on this 16 day of July, 2008.

Diane James
NOTARY PUBLIC

My Commission Expires:

DIANNE JAMES NOTARY EXPIRES GEORGIA APRIL 17, 2011 PUBLIC GLYNN COUNTY