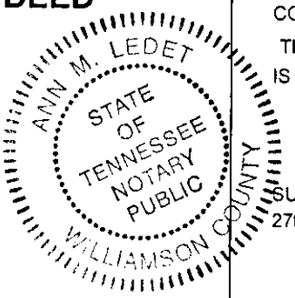
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 08/29/08 10:50 2 pgs
Fees:13.00 Taxes:314.50



20080829-0088893

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Georgette R Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2008

Ann M. Ledet
Notary Public:

MY COMMISSION EXPIRES: 7/01/09
(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:
James G. Lam	PHH Mortgage Corporation	Parcel ID:
3876A Sierra Drive	3000 Leadenhall Road	15003016400
Honolulu, HI 96816	Mount Laurel, NJ 08054	

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

Patrick Shane Frazier, unmarried

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

James G. Lam and wife, Mona K. Lam

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. 41-B, Zone Lot Division, Lots 38 thru 42, Chelsea of Priest Lake, Section One-A, of record in Plat Book 6250, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick Shane Frazier, unmarried, by deed from Sanford D. Kelsey, married, and wife, Paula Kelsey, of record in Instrument 200007070067373, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, 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 6250, Page 87, amending Plat Book 5200, Page 696, 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 3604 Victoria Station Court, Antioch, TN 37013

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 my hand this 27th day of August, 2008.

Patrick Shane Frazier

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 Patrick Shane Frazier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2008.

My Commission Expires: 3/7/11

Notary Public

