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

THIS DOCUMENT PREPARED BY (

Front Desk
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1789

Davidson County DEEDWARR
Recvd: 09/03/08 14:23 2 pgs
Fees:13.00 Taxes:606.28
20080903-0090341

Property Address: 1338 Pennock Avenue, Nashville, TN 37207

---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, **William Frazier and Natalie Frazier**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Jo Ellen Weedman and husband Micah Weedman, ,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee Being Lot 309 in Highland Park Subdivision in the plan of which is of record in book 421, page 14, Register's office for Davidson County, Tennessee. Said Lot no 309 and 310 adjoin each other and from together 50 feet on the west side of Pennock Avenue and extend back westwardly between parallel lines, 175 feet more or less to a 15 foot alley.

Being the same property conveyed to William H. Frazier unmarried and Natalie Knott unmarried by warranty deed from Scott B. Bonner and wife Lisa Rota, of record in Instrument number 20050928-0116375 dated September 15, 2005 and filed for Record September 28, 2005, said Register's office . Said Natalie Knott and Will H. Frazier having since married and Natalie Knott is now known as Natalie Frazier.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' 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 $162,000.00 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 29th day of August, 2008.

NF WF by NF AIF NF

X William H Frazier by Natalie Frazier, AIF Dedicatory Instrument {Seal}
William Frazier

X Natalie Frazier {Seal}
Natalie Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of August, 2008, before me the undersigned officer, personally appeared William Frazier and Natalie Frazier, 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.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: 1-23-2011

Grantees' Name, Address, Phone:
Jo Ellen Weedman and Micah Weedman
1338 Pennock Ave.
Nashville, TN 37207

TAX ID: 071-15-0-147.00

SEND TAX STATEMENTS TO.
SUNTRUST MORTGAGE, INC.
P.O. BOX 79041
BALTIMORE, MD 21279-0041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $163,860.00 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 29 day of August, 2008

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission expires: 1-23-2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August 2008, before me personally appeared Natalie Frazier personally known to me or proved to me on the basis if satisfactory evidence known to be the person who executed the foregoing instrument on behalf of William Frazier as per specific Power of Attorney of record in INstrument No. 20080903009034O Registers office for Davidson County Tennessee and who acknowledged that she executed the same as her free act and deed on behalf of William Frazier.

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires:
1-23-2011