(2)

BILL GARRETT, Davidson County
Trans:T20090027885 DEEDWARR
Recvd: 04/28/09 15:40 2 pgs
Fees:13.00 Taxes:915.75
20090428-0038400

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW08428

Send Tax Bills To:
Structure Craft, LLC
1806 Beechwood Ave.
Nashville, TN 37212

New Owner is:
Structure Craft, LLC
1806 Beechwood Ave.
Nashville, TN 37212

MAP & PARCEL: 104-05-0-233.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Barbara Salyer Frith and husband, Charles Wayne Frith**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Structure Craft, LLC** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3700 Meadowbrook Avenue, Nashville, TN 37205**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 476 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 476 fronts 60 feet on the northerly side of Meadownbrook Avenue, and runs back 137 feet on the westerly line and 150 feet on the easterly line, with the westerly margin of Craighead Street, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Barbara Salyer Frith and husband, Charles Wayne Frith, by Quitclaim Deed from Barbara Salyer Frith, dated October 22, 1999 and recorded October 22, 1999 in Book 11713, page 666, Register's Office for Davidson County, Tennessee.âPreviously conveyed to Barbara Salyer Frith by Last Will and Testament of Elsie Ruth Salyer recorded November 9, 1998 in Book 11197, page 399; and conveyed to J. R. Salyer and wife Elsie Ruth Salyer by Warranty Deed from Edward K. Martin and wife, Jessie N. Martin dated September 2, 1947 and recorded September 5, 1947 in Book 1516, page 491, Register's Office for Davidson County, Tennessee. The said J. R. Salyer predeceased Elsie Ruth Salyer. The said Elsie Ruth Salyer died on October 18, 1998, leaving property in her Will to Barbara Salyer Frith.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2009.

GRANTOR(S):

Barbara Salyer Frith

BARBARA SALYER FRITH
By: Allen DeCuyper, Atty-in-Fact

By Allen DeCuyper Atty In Fact

Charles Wayne Frith

CHARLES WAYNE FRITH
By: Allen DeCuyper, Atty-in-Fact

By Allen DeCuyper Atty In Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Allen DeCuyper**, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in the Limited Power of Attorney executed by **Barbara Salyer Frith and Charles Wayne Frith** of record in Instrument No. 20090428-0038391 and who acknowledged that he executed the foregoing instrument on behalf of Barbara Salyer Frith and Charles Wayne Frith, as attorney in fact, the for the purposes therein contained.

Witness my hand and seal on this the 24th day of April, 2009.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Connie S. Madden

NOTARY PUBLIC
My Commission Expires: 12/22/12

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$247,500.00**.

Coleen M Newcomb

AFFIANT

SWORN TO and subscribed before me this 24th day of April, 2009.

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 18, 2012

NOTARY PUBLIC
My commission expires: