BILL GARRETT, Davidson County
Trans:T20090060256 DEEDWARR
Recvd: 09/02/09 11:41 2 pgs
Fees:13.00 Taxes:358.90
20090902-0082427

This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of August, 2009, by and between Shawn Frick, married, party of the first part, and Annie Elizabeth Wilson, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 551, ON THE PLAN OF HAYNES MANOR, SECTION FOUR, OF RECORD IN BOOK 4175, PAGE 90, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Shawn Frick by virtue of that certain Quit Claim Deed dated April 27, 2009, at Instrument No. 20090430-0039234 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Roy C. Forkum and Shawn Frick dated April 27, 2009 at Instrument No. 20090430-0039233, in the said Register's Office. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20081216-0120495, dated December 25, 2008 from Tennessee Housing Development Agency by virtue of Trustee Deed at Instrument No. 20081117-0113224 dated November 14, 2008, in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property has never been used as his primary residence and was used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Shawn Frick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shawn Frick, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2009.

Memorie K White
Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Annie Elizabeth Wilson

627 Lane Drive
Nashville, TN 37207

Tax Parcel No 059 11 0 227.00

Property Address: 627 Lane Drive
Nashville, TN 37207

MAIL TAX BILLS TO: BB&T Mortgage Payment Center

PO Box 580022
Charlotte, NC 28258

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $97,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Annie Elizabeth Wilson
AFFIANT 08-31-09

SUBSCRIBED AND SWORN TO before me this 31st day of August, 2009.

Memorie K White
Notary Public

My Commission Expires: 9-19-09

