Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

39-B
File #09-1255

BOX 10-A WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen A. Frohsin, and wife, Michelle K. Frohsin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellyn Gunness, and Clark Gunness, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Tyne Valley Estates, Section IV, as of record in Book 3600, Page 10 and amended in Book 3701, Page 366, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 208 feet on the southerly side of Beauregard Drive and extends back 360 feet on the westerly line and 336.13 feet on the easterly line, to a dead line in the rear on which it measures 114.46 feet.

Being the same property conveyed to Stephen A. Frohsin and wife, Michelle K. Frohsin by Warranty Deed from David Andrew Francy, unmarried dated April 30, 2004 of record in Inst. No. 20040504-0050464, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5837 Beauregard Drive, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee, that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of September, 2009.

Stephen A. Frohsin

Michelle K. Frohsin

BILL GARRETT, Davidson County
Trans:T20090066579 DEEDWARR
Recvd: 09/30/09 14:12 2 pgs
Fees:13.00 Taxes:2099.75
20090930-0090839

State of Tennessee)
County of Davidson)

On this 29th day of September, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephen A. Frohsin and Michelle K. Frohsin, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as ~~a free act~~ and deed.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 567,500.00.

X

Affiant

Sworn and subscribed before me on this the 29th day of September, 2009.

Notary Public

My Commission Expires: 7-8-13

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ellyn Gunness 5837 Beauregard Drive Nashville, TN 37215	Pinnacle National Bank 211 Commerce Street Suite 300 Nashville, TN 37201	145-9-36