BILL GARRETT, Davidson County
Trans:T20090070108 DEEDWARR
Recvd: 10/15/09 08:56 2 pgs
Fees:13.00 Taxes:1387.50
20091015-0095391

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50217
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel M. Frizsell Susan L. Frizsell 831 Brentview Drive Nashville, Tennessee 37220	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 14610001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ann H. McClary , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel M. Frizsell and Susan L. Frizsell, husband and wife,** 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. 29 and the westerly 25 feet front and 25 feet rear of Lot No. 28 on the Plan of Fieldcrest Estates, Section Two as of record in Book 2663, page 19, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated August 30, 1961, as follows:

Said Lot No. 29 and part of Lot No. 28 adjoin and front together 210 feet on the southerly side of Brentview Drive and run back between lines, 319.6 feet on the easterly side and 346.2 feet on the westerly side to a line in the rear, measuring 211.5 feet thereon.

Being the same property conveyed to Mary Anne H. McClary, unmarried by warranty deed from Wirt Cate McKnight and wife, Suzanne M. McKnight, dated July 10, 1996 and recorded on July 15, 1996

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 Page 19, said Register's Office, which Plan shows a 100 foot minimum building setback line from Brentview Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 20 foot utility anchor easement located on the northeasterly and northwesterly front corners of said lot. Restrictions contained in instruments of record in Book 2690, page 469 and Book 3286, page 229, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 831 Brentview Drive, Nashville, Tennessee 37220

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 8th day of October, 2009.

Mary ann H. McClary

Mary Ann H. McClary

State of TENNESSEE
County of DAVIDSON

On this 8th day of October, 2009 , before me the undersigned authority, personally appeared Mary Ann H. McClary , 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.

My Commission Expires: CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Sworn and subscribed before me this the 8th day of October, 2009

My Commission Expires: 9-13-10

Notary Public

CHRISTY J. HORNBURGER NOTARY PUBLIC AT LARGE HUMPHREYS COUNTY, TN