Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2009.

Notary Public
My commission expires: 9/3/12

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0908-36173

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin E. Graves 6725 Autumnwood Drive Nashville TN 37221	New Owner	155-08-0-C-100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anthony Fragale and wife, Mary Elizabeth Fragale, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin E. Graves and Elizabeth Perkerson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 100, on the Plan of Poplar Creek Estates, Phase Two, a Planned Unit Development, of record in Book 6900, Pages 339 and 347; amended in Book 7900, Pages 888-889, Register's Office for said County to which plan reference is hereby made for a more complete description

Being the same property conveyed to Anthony Fragale and wife, Mary Elizabeth Fragale by deed from Rebecca V. Myers and husband, Barry M. Myers, dated November 12, 2003, recorded November 24, 2003, of record in Instrument No. 20031124-0170814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6725 Autumnwood Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

BILL GARRETT, Davidson County
Trans:T20090075091 DEEDWARR
Recvd: 11/03/09 15:35 2 pgs
Fees:13.00 Taxes:832.50
20091103-0101692

WITNESS my hand this 28th day of October, 2009.

Anthony Fragale

Mary Elizabeth Fragale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Fragale and Mary Elizabeth Fragale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of October, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13