B0436
24280

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Bobbi Cooper
Affiant

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Subscribed and sworn to before me, this 30th **day of** December, 2009.

June E. Rowell
Notary Public
My commission expires:

03-0912-36344

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sarah A. Fraumann 3609 Saratoga Drive Nashville TN 37205	SAME AS NEW OWENRS	117-01-0 020.00

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, Thurman Sensing, Jr. and wife, Angelyn B. Sensing, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sarah A. Fraumann and Jamie M. Faris, ** 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:

**Wife and Husband

Land in Davidson County, Tennessee, being Lots 27 and 28 of Block "A" on the Map of Bellwood, of record in Book 547, Pages 149 and 150, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Saratoga Drive, at the southwest corner of Lot No. 26 in said plan; thence eastwardly with the line between said Lots Nos. 26 and 27, 151.75 feet to the Whitworth Property; thence southwardly with same, 150 feet to the south line of this Subdivision; thence westwardly with same, 177.35 feet to the easterly line of Lot No. 29 in said plan; thence northwardly with the line between Lots 28 and 29, 135.75 feet to the southerly margin of Saratoga Drive; thence in the northeasterly direction with said drive, 100 feet to the beginning.

Being the same property conveyed to Thurman Sensing, Jr., and wife, Angelyn B. Sensing, by deed from Thurman Sensing dated December 21, 1961, recorded December 21, 1961, in Book 3315, Page 245 Register's Office for Davidson County, Tennessee. Being further conveyed to Thurman Sensing, Jr. and Angelyn B. Sensing as equal tenants in common by Quitclaim Deed from Thurman Sensing, Jr., and wife, Angelyn B. Sensing dated December 22, 1998, recorded December 22, 1998 in Book 11264, Page 871, 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 3609 Saratoga Drive, Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20090087993 DEEDWARR
Recvd: 12/31/09 13:36 2 pgs
Fees:13.00 Taxes:1646.50
20091231-0119046

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 my hand this 30th day of December, 2009.

Thurman Sensing, Jr.

Angelyn B. Sensing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thurman Sensing, Jr. and Angelyn B. Sensing, 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 30th day of December, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013