WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF January, 2010.

(Affix Seal)

Notary Public

My Commission Expires: _____

SHELLY M. BENTLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

MY COMMISSION EXPIRES
March 14, 2010

FRIESON-H09138

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tramar Q. Frieson	New Owner	042.12-0B-020.00 CO
2032 Williams Valley Drive		
Madison, TN 37115		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DEANNA N. DAVIS AND HUSBAND, RONALD ANTHONY DAVIS, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TRAMAR Q. FRIESON, hereinafter called the Grantee(s), their heirs and assigns, that 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. 20, on the Plan of Williams Valley, of record in Instrument No 20010108-0001974, as revised at Instrument No. 20010201-0009794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Deanna N. Miller, unmarried by Deed from T & T Building Contractors, LLC of record in Instrument # 200309300144105 recorded September 30, 2003, Register's Office for Davidson County, Tennessee.

Deanna N. Miller, n/k/a Deanna N. Davis

Deanna N. Miller having since married Ronald Anthony Davis II and the said Ronald Anthony Davis II joins in this conveyance.

( ) unimproved
This is (X) improved property known as 2032 Williams Valley Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Witness my/our hand(s) this 4th day of January, 2010 :

Deanna Davis
Deanna N. Davis

Ronald Anthony Davis II
Ronald Anthony Davis, II

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named DEANNA N. DAVIS AND HUSBAND, RONALD ANTHONY DAVIS, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 4th day of January, 2010.

Notary Public

My Commission Expires: ~~My Commission Expires:~~ Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20100001582 DEEDWARR
Recvd: 01/08/10 10:12 1 pgs
Fees: 13.00 Taxes: 425.50

20100108-0001882