07

Realty Title

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

BILL GARRETT, Davidson County
Trans:T20100020182 DEEDWARR
Recvd: 04/06/10 15:30 2 pgs
Fees:13.00 Taxes:665.63
20100406-0025864

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me this 29th day of March, 2010.

Diane K. Mann
Notary Public
My commission expires: 2/4/13

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

03-1002-36403

Address of New Owner:	Send Tax Bills to:	Tax-Information
Raymond Fryoux, Jr. 1071 Riverspring Drive Nashville TN 37221	U.S. Bank N.A. 4801 Frederica St. Owensboro, KY 42301	126-16-0-A 431.00C0

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, **Ascend Federal Credit Union, its successors or assigns**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Raymond Fryoux, Jr. and wife, Christine Fryoux**, 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. 503 on the Plan of Parkview at Riverwalk Phase 1, of record in Instrument No. 20050215-0016985, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ascend Federal Credit Union, its successors and assigns by Trustee's Deed from Glenn Cox, Substitute Trustee, dated April 28, 2009, recorded May 11, 2009 in Instrument No. 20090511-0042744, Register's Office for Davidson County, Tennessee. ALSO SEE #20100406-0025863

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 1071 Riverspring 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. Grantor covenants with Grantees 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 does further covenant and bind itself, its 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.

WITNESS my hand this 24 day of March, 2010.

Ascend Federal Credit Union, its successors or assigns

By: Caren Gabriel
Caren Gabriel
its CEO/President

HANNAH CRAZE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

State Of Tennessee
County Of Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Caren Gabriel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the CEO/President of Ascend Federal Credit Union, its successors or assigns , the within named bargainor, and that she is authorized by Ascend Federal Credit Union, its successors or assigns to execute this instrument on its behalf.

Witness my hand in Coffee Co, TN, this 24 day of March, 2010.

Hannah Craze
Notary Public
State of _____ at Large

My Commission expires: 4/23/13