BILL GARRETT, Davidson County
Trans:T20100069332 DEEDWARR
Recvd: 11/02/10 09:29 2 pgs
Fees:13.00 Taxes:1100.75
20101102-0087586

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of October, 2010 by and between **David J. Howell, unmarried** hereinafter referred to as GRANTOR, and **Larkin Frazier and wife, Dawn M. Frazier**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Highland Creek, Section Two, of record in Instrument 200304240055118 as corrected in Surveyors Certificate of Correction of record in Instrument 200503100026513, Register's Office for said County, to which reference is made for a more complete description.

This conveyance is subject to the following:

All matters appearing on the plan of Highland Creek, Section Two, of record in Instrument No. 200304240055118, as corrected in Surveyors Certificate of Correction of record in Instrument 200503100026513, Register's Office for said County.

Declaration of Restrictive Covenants contained in instrument of record in Book 11568, page 311 as supplemented in Instrument 200004130037474, Register's Office for said County.

By-Laws of record in Book 11568, page 301, Register's Office for said County.

Conveyance of Open Space of record in Instrument 200310140151693, Register's Office for said County.

Being the same property conveyed to David J. Howell by Quitclaim Deed from Kim LeeAnn Howell, dated July 6, 2010, recorded July 9, 2010, of record in Instrument 201007090053959, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to David J. Howell and wife Kim L. Howell by Warranty Deed from Classic Homes BOS, LP, dated August 27, 2004, recorded August 30, 2004, of record in Instrument 200408300104823, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 957 Century Oak Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

David J. Howell by Scott Hood
his attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of October, 2010 before me personally appeared Scott Hood, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David J. Howell, and acknowledged that he/she executed the same as the free act and deed of said David J. Howell .

Witness my hand, at office, this 22nd day of October, 2010.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Dawn M. Frazier and Larkin L. Frazier
957 Century Oak Drive, Nashville, TN 37211

Send Tax Statements to:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Map & Parcel 180.04-0A-129.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $297,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of October, 2010.

Notary Public

My Commission Expires: 6/9/2013

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
10-1-377

* Power of Attorney of record in Instrument # 20100818-0065339, Register's Office of Davidson County, Tennessee