AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans:T20110002066 DEEDWARR
Recvd: 01/11/11 08:32 2 pgs
Fees:13.00 Taxes:370.00
20110111-0002811

Charles M. Frazer

OWNER:
TO: Clay L. Teter and wife,
Kimberly S. Teter
6117 Pinehurst Drive
Nashville, TN 37215

MAP & PARCEL:
131-01-0D-097

SEND TAX BILLS TO: ~~SAME~~ Suntrust Mortgage Inc
PO Box 79041 Baltimore, MD 21279-0041

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Charles M. Frazer, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Clay L. Teter and wife, Kimberly S. Teter, Grantees herein, their heirs, successors and assigns, the following described property:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 97, also known as Unit 14-N, on the Plan of Georgetown Apartments, a condominium, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in the Master Deed and By-Laws of Record in Book 5211, page 325, as amended in Book 5616, page 133 and in Book 6079, page 516, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles M. Frazer, unmarried, from Debbie M. Martin, by deed dated March 22, 2002, and recorded March 27, 2002, of record as Instrument No. 20020327-0037251, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2010 Davidson County property taxes which have been prorated and payment of which is assumed by Grantees herein; to all easements, setback lines, and all other matters as shown on the subdivision plan for Georgetown Apartments, Condominium Apartments of record in Book 5200, page 4, said Register's Office; to all matters of record in the Master Deed for 5025 Hillsboro Homeowners Association of record in Book 5211, page 325, Register's Office of Davidson County, Tennessee and as amended of record in Book 5616, page 133 and Book 6076, page 516, said Register's Office; to Sanitary Sewers and/or Storm Drainage Easements granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4308, page 575, said Register's Office; to an easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7873, page 859, Register's Office of Davidson County, Tennessee; to a lien for the 2011 Homeowners' Association dues, the payment of which has been assumed by the Grantees herein; to the provisions of the Tennessee Horizontal Property Act of record at Tennessee Code Annotated 66-27-101 et seq.; and to all other matters of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 7 day of Jan. 2011, 2011.

Charles M. Frazer

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles M. Frazer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 7th day of January, 2011.

NOTARY PUBLIC

My commission expires: 7/15/13

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

SWORN to and subscribed before me,

this the 7th day of January, 2011.

NOTARY PUBLIC

My commission expires: 7/15/13

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.