THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2011. Notary Public MY COMMISSION EXPIRES: ~~March 6, 2013~~ January 9, 2012 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly R. Dougher	First Freedom Bank	MAP 103-04
4310 Idaho Avenue	2008 Providence Parkway	PARCEL 017.00
Nashville, TN 37209	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ava E. Pearson, Executrix of the Estate of Teresa Lynn Wilson Frazier,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly R. Dougher,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 211 of Block 11 on the plan of Charlotte Park, First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot 211, a corner lot, fronts 61 feet on the northerly margin of Idaho Avenue and extends back between parallel lines 150 feet along the easterly margin of 44th Avenue North to a 20 foot alley.

BEING the same property conveyed to Teresa L. Frazier, a single person, by warranty deed from Nanette B. Fancher of record in Book 9131, page 595, Register's Office for Davidson County, Tennessee. Teresa L. Frazier has since died. Her will being probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 10P-406. By order of the court filed July 16, 2010, the real property was brought back into the estate to be sold by Ava E. Pearson, Executrix. Further, by order of the court filed March 25, 2011, Ava E. Person, Executrix, is authorized to sell the real property referenced herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **4310 Idaho Avenue, Nashville, TN 37209.**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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(s) this the 31st day of March, 2011.

Estate of Teresa Lynn Wilson Frazier

Ava E. Pearson, Executrix

Ava E. Pearson, Executrix

BILL GARRETT, Davidson County
Trans:T20110019077 DEEDWARR
Recvd: 04/01/11 10:51 2 pgs
Fees:13.00 Taxes:841.75
20110401-0025083

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ava E. Pearson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of March, 2011.

My Commission expires: May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN