THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***315,000.00

Affiant

Subscribed and sworn to before me this 18th day of August, 2011.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20110052035 DEEDWARR
Recvd: 08/23/11 15:41 2 pgs
Fees:13.00 Taxes:1165.50
20110823-0065305

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Michael D. Friddell 4407 Park Avenue Nashville, Tennessee 37209	Home Loan Center, Inc. dba Lending Tree Loans 163 Technology Drive Irvine, CA 92618	MAP 091-16-0 PARCEL 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifteen Thousand and 00/100 Dollars ($***315,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Jeffery R. Frankenstein and wife, Jenifer A. Frankenstein, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Michael D. Friddell and wife, Carrie E. Friddell, (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:

BEING Lot No. 308 of Block 13 of Charlotte Park Company's First Addition of record in Book 57, page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Jeffery R. Frankenstein and wife, Jenifer A. Frankenstein, by Warranty Deed dated January 15, 2002, from William E. White, II and wife, Susan B. White, of record as Instrument No. 20020116-0006667 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4407 Park Avenue, Nashville, Tennessee 32709.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition, Block 13, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 18th day of August, 2011.

Jeffery R. Frankenstein

Jenifer A. Frankenstein

By: Jeffery R. Frankenstein
Attorney in Fact

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 Jeffery R. Frankenstein, the 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 and official seal this 18th day of August, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeffery R. Frankenstein, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Jenifer A. Frankenstein and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Jenifer A. Frankenstein.

WITNESS my hand and official seal this 18th day of August, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY