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Map 144
Par. 44

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Mrs. Sylvia B. Zager
ADDRESS: 3502 Gillespie Avenue, Nashville, Tennessee

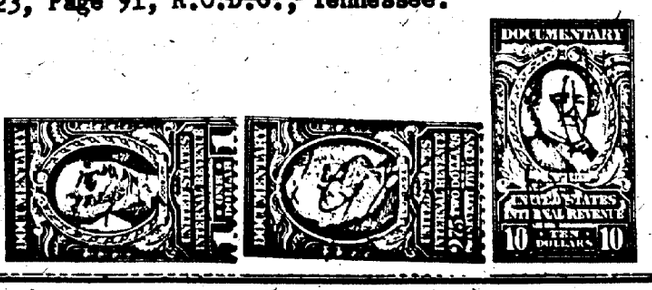
For and in Consideration of the sum of Ten Dollars and No/100ths ($10.00) DOLLARS

paid in cash by Sylvia B. Zager, and other valuable consideration, the receipt of which is hereby acknowledged.

I, James S. Frazer,

have bargained and sold, and by these presents do transfer and convey unto the said Sylvia B. Zager her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Thomas Garrett Lands, as of record in Will Book 10, Page 3, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, March 13, 1961, as follows: Beginning at a point in the center of Tyne Boulevard at the northeast corner of the property conveyed to Livingfield M. Frazer, by deed from Anita Lewis Frazer and husband, of record in Book 2012, Page 283, Register's Office for said County; thence with said Frazer's northern boundary line and the lands of the Cumberland Presbyterian Church, north 85 degrees, 50 minutes west, 762.2 feet to the southeast corner of the property conveyed to William Dudley Gale, Jr., and wife by deed from Anita Lewis Frazer of record in Book 1055, Page 49, said Register's Office; thence with said Gale's eastern boundary line, north 3 degrees, 45 minutes east, 288.9 feet to a point in the southern boundary line of the property conveyed to Eugene Lewis Frazer by two deeds from Anita Lewis Frazer, of record in Book 895, Page 283, and Book 950, Page 578, said Register's Office; thence with said Frazer's southern boundary line south 86 degrees, 25 minutes east, 680 feet to the center of Tyne Boulevard; thence with the center of same south 11 degrees, 55 minutes east, 306 feet to the beginning. Being the same real property conveyed to James S. Frazer by deed from Anita Lewis Frazer of record in Book 3223, Page 91, R.O.D.C., Tennessee.



This instrument was prepared by:
Elkin Garfinkle
Stahlman Building
Nashville, Tennessee

This conveyance is subject to easement for right of way on Tyne Boulevard lying within boundaries of the premises herein described. Also, easement for water main as set out in instruments of record in Book 957, Page 24 and Book 3340, Page 91, R.O.D.C., Tennessee.

Emily R. Frazer, wife of James S. Frazer, joins in this instrument for the purpose of conveying to Sylvia B. Zager her heirs and assigns any and all rights she may have in the premises herein described.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sylvia B. Zager her heirs and assigns, forever.

And I do covenant with the said Sylvia B. Zager that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1965 taxes which have been prorated and assumed by the Conveyee.

And I, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sylvia B. Zager her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24 day of November, 1965

James S. Frazer

Emily Ruffner Frazer

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Craig Parrish, a Notary Public in and for said County and State, the within named James S. Frazer and wife, Emily R. Frazer

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of November, 1965.

Notary Public

Commission Expires My Commission Expires NOV. 8, 1969

STATE OF _____
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

9010

WARRANTY DEED

FROM

JAMES S. FRAZER, ET UX

TO

SYLVIA B. ZAGER

STATE TAX $ 13.50
PROBATE .50
TOTAL $ 14.00

DEC 2 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 2 - 1965

CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

0 8 7 1 8

DEC 2 10 22 AM '65

RECORDING FEE $ 2.00

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Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.