WARRANTY DEED

BOOK 4309 PAGE 473

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Kiser Frakes, etux	William Kiser Frakes	6DA-15896
(NAME) 224 Rose St.	(NAME)	Map 119-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pat. 209
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Eleven Thousand and No/100 ---------- ($11,000.00) ---------- *Dollars,*

cash in hand paid by William Kiser Frakes and wife, Willie Nooner Frakes, the receipt of which is hereby acknowledged,

James B. Johnson and wife, Barbara Johnson,

have this day bargained and sold, and do hereby transfer and convey unto the said William Kiser Frakes and wife, Willie Nooner Frakes, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 159, on the Map of Overhill City and W. H. Fox Subdivision of certain blocks in Cumberland Nurseries, as of record in book 332, page 21, Register's Office for said County.
Said lot No. 159 fronts 50 feet on the northerly side of Rose Street and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to James B. Johnson, by deed from Maggie V. Robinson, of record in book 2014, page 538, said Register's Office.

This Instrument Was Prepared By
W. H. Dandridge
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,000.00

Subscribed and sworn to before me, this the 15th day of November 1968

Affiant James B Johnson

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary E. Mabry

This is unimproved ( ) improved ( ) property, known as 224 Rose Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William Kiser Frakes and wife, Willie Nooner Frakes, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Kiser Frakes and wife, Willie Nooner Frakes, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* November, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James B Johnson

Barbara Hall Johnson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Neary, a Notary Public in and for said County and State, James B. Johnson and wife, Barbara Johnson

the within named 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 15th day of November, 1968.

Mary E. Neary
Notary Public

Commission expires June 6, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____ this _____ day of _____, 19_____

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

James B. Johnson, et ux

TO

William Kiser Frakes, et ux
2214 McEwen Cl
Mt. Juliet Tenn 37122

A 30107

IDENTIF. REFERENCE

FEB 11 10 40 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 11 69	CONV	11,000.00	A*	28.60	
FEB 11 69	S'TAX		A*	.50	
FEB 11 69	PR'FEE		A*	3.00	* 32.10
FEB 11 69	W'DEED				

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
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NASHVILLE, TENNESSEE