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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF [illegible], 19[illegible]

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip W. Frye (NAME)	United Mortgage Servicing Corp. (NAME)	Map 74-08
7021 Bonnamere Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 004
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, Dale A. Grabau and wife, Irene L. Grabau

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip W. Frye and wife, Judy G. Frye

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. 825 on the Plan of Hermitage Hills, Section VII, as of record in Book 3300, page 62 and 63, Register's Office for said County.

Said Lot No. 825 fronts 85.0 feet on the westerly side of Bonnamere Drive and extends back 150.0 feet on the northerly line and 153.6 feet on the southerly line to a dead line, measuring 69.35 feet.

Being the same property conveyed to Dale A. Grabau, by deed from Century Home Equity Corporation, Inc. as of record in Book 4163, page 783, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 3857, page 806, said Register's Office.

This is unimproved (X) improved ( ) property, known as 7021 Bonnamere Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (Postal Zip)

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 our hand s this 13 day of February, 19 70

Dale A. Grabau

Irene L. Grabau

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named Dale A. Grabau and wife, Irene A. Grabau

the bargainor, 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 13th day of February 1970

Commission expires 2-7-1973

William G. Traber
Notary Public

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

WARRANTY DEED

FROM Dale A. Grabau, et ux

TO Phillip W. Frye, et ux

A 68586

IDENTIF. REFERENCE

FEB 16 8 12 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

FEB 16 70	CONV	16,900.00				
FEB 16 70	S'TAX		A*	43.94		
FEB 16 70	PR'FEE		A*	.50		
FEB 16 70	W'DEED		A*	3.00	*	47.44