This deed prepared by:
Goodpasture, Carpenter, Woods & Sasser
Nashville, Tenn.

$30.80

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Eugene L. Frazer | same | FH-13130 |
| (NAME) | (NAME) | |
| 6104 StonehavenDrive | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville Tenn 37215 | | BOOK 4420 PAGE 471 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ....TEN & NO/100.....

.....*Dollars,*

cash in hand paid by Eugene L. Frazer and wife, Varina G. Frazer, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

.....

*have this day bargained and sold, and do hereby transfer and convey unto the said* ....Eugene L. Frazer and wife, Varina G. Frazer.....

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

Being Lot No. 601 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, pages 19 and 20, Register's Office for said County.

Said Lot No. 601 fronts 188.00 feet on the southerly margin of Stonehaven Drive and extends back 536.2 feet on the westerly line and 330.0 feet on the easterly line to a dead line of 310.0 feet thereon.

Being part of the property conveyed to Estes-Taylor Company, Inc. by deed from Hillsboro Park, Inc., of record in book 4174, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easements and conditions of owners certificate as shown on plan of record in Book 4175, page 19, R. O. D. C. Tenn., and
Restrictive covenants contained in instrument of record in Book 2435, page 237, placed on premises by instrument of record in Book 4242, page 811, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $10,500.00

Subscribed and sworn to before me, this the 21 day of May 19 70

Affiant J. Frank Estes

My commission expires: Aug 1 1971 (Affix Seal)

Notary Public

This is [ ] unimproved [X] improved property, known as ..... (House Number) ..... (Street) ..... 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* .....

Eugene L. Frazer and wife, Varina G. Frazer

.....their..... *(successors), heirs and assigns forever.* Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except taxes for 1970

Grantor *further covenant and bind* s itself, its successors ~~XXXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Eugene L. Frazer and wife, Varina G. Frazer

.....their.....

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* its *hand this* 21st *day of* May, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G.F. Cole, Jr., member of committee, joins in this instrument in order to sonsent hereto pursuant to terms and conditions contained in instrument of record in Book 4207, page 397, R.O.D.C. Tenn.

Attest: ESTES-TAYLOR COMPANY

Jean Arnold Secretary

By J. Frank Estes President

G. F. Cole, Jr. Member of Committee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* [illegible], *a Notary Public in and for said County and State,* G. F. Colb, Jr., a member of the Committee

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

*Witness my hand and official seal at* Nashville, *Tennessee, this* [illegible] *day of* May, *19* 70

[illegible] *Notary Public*

*Commission expires* Aug 1 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* [illegible], *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President, the corporation having no corporate seal.

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 1 *day of* May, *19* 70

[illegible] *Notary Public*

*Commission expires* Aug 1 1971

**WARRANTY DEED**

FROM
Estes-Taylor Company

TO
Eugene L. Frazer, et ux

Return:
Estes-Taylor Co.
2407 Granny White Pk

A 7 8 8 3 3

IDENTIF. REFERENCE

MAY 28 9 36 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

| | | | | | | |
|---|---|---|---|---|---|---|
| MAY28'70 | CONV | 10,500.00 | | | | |
| MAY28'70 | S'TAX | | A* | 27.30 | | |
| MAY28'70 | PH'FEE | | A* | .50 | | |
| MAY28'70 | W'DEED | | A* | 3.00 | * | 30.80 |