WARRANTY DEED

BOOK 4456 PAGE 56

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Paul Frazier et ux. (NAME)	First Federal Savings & Loan Assn. (NAME)	Map 72-9
1517 Jewel Street (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Par. 82
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seven Thousand Two Hundred and no/100 ----------

----------($7,200.00) ---------- Dollars,

of which $1,583.00 has been paid in cash by Paul Frazier and wife, Sarah Frazier, the receipt of which is hereby acknowledged, and for the remainder the said Paul Frazier and wife have assumed and agree to pay the unpaid balance of $3,758.40 of an original indebtedness of $7,700.00 secured by deed of trust of record in book 2419, page 137, Register's Office for Davidson County, Tennessee: and have assumed and agree to pay the unpaid balance of $1,858.60 of an original indebtedness of $2,600.00 secured by vendor's lien retained in deed of record in book 4024, page 289, said Register's Office,

We, Milton Shepherd and wife, Eunice Shepherd, and Elaine Shepherd Anderson,

have this day bargained and sold, and do hereby transfer and convey unto the said

Paul Frazier and wife, Sarah Frazier, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 15 on the Map of Dan Leech Subdivision, as of record in book 1424, page 70, Register's Office for said County.

Said Lot No. 15 fronts 64.6 feet on the east side of Jewel Street and runs back between lines, 149.6 feet on the north line and 145 feet on the south line to the west right-of-way of the L & N Railroad on which it measures 100 feet.

Being the same property conveyed to Milton Shepherd and wife, Eunice Shepherd, and Elaine Shepherd Anderson, by deed from Willie Welch, of record in book 4024, page 289, Register's Office for said County.

This Instrument Was Prepared By

Darcy W. Pedigo (MF)

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 $ 7,200.00

Subscribed and sworn to before me, this the 30th day of October 1970

Affiant Mary Ann Lenhardt, Agent

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

Notary Public Mary E. Moore

This is unimproved ( ) improved (X) property, known as 1517 Jewel Street, Nashville, Tennessee (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

Paul Frazier and wife, Sarah Frazier, 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., except as above set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Paul Frazier and wife, Sarah Frazier, their

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

Witness our hand s this 30th day of October, 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.

Elaine Shepherd Anderson

Milton Shepherd

Mrs Eunice Shepherd

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Mayo, *a Notary Public in and for said County and State,* Milton Shepherd and wife, Eunice Shepherd, and Elaine Shepherd Anderson,

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* 20th *day of* October, *19* 70.

Mary E. Mayo
Notary Public

Commission expires June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

Quaranty Title 209/92

WARRANTY DEED

FROM
Milton Shepherd et al.

TO
Paul Frazier et ux.

OCT 30 70	CONV	*7,200.00				
OCT 30 70	S'TAX		A*	18.72		
OCT 30 70	PR'FEE		A*	.50		
OCT 30 70	W'DEED		A*	3.00	*	22.22

A 94847

IDENTIF. REFERENCE

OCT 30 2 24 PH '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