TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
D. T. Frazier (NAME)	D. T. Frazier (NAME)	
2418 Eden Street (STREET ADDRESS OR ROUTE NUMBER)	2418 Eden Street (STREET ADDRESS)	Map 92-2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 946

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For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100---------- DOLLARS
cash in hand paid by Delphin Thomas Frazier and wife, Evelyn Frazier

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
Delores Hart

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Heffernan Place, as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 226 fronts 50 feet on the north side of Eden Street, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Delores Hart, by deed of record in Book 4245, page 160, said Register's Office.

Grantees are assuming and agree to pay the balance due on a mortgage to M. G. Ferguson, Trustee, in the approximate balance of $7,731.05 as of record in Book 4252, page 792, Register's Office for Davidson County, Tennessee.

The actual consideration for this transfer or value of property (whichever is greater) is $ 16,854.72. This is equal to or greater than the property would bring at a fair and voluntary sale.

Dees & Mc Brown

Sworn to and subscribed before me
this 12th day of November, 1970.

Notary Public

My Commission Expires: 5-1-74

This (unimproved OR improved) property, known as 2418 Eden Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 hands this 12th day of November, 19 70

Prepared by Dees & McBrown, Attys, Nashville, Tenn.

Mrs. Delores Hart

STATE OF OHIO
COUNTY Lucas

Personally appeared before me, Beatrice R. Rice, a Notary Public in and for said County and State, the within named Delores Hart, the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Toledo, Ohio, this 12th day of November, 19 70

BEATRICE R. RICE
Notary Public, Lucas County, Ohio
My Commission Expires June 29, 1972

Commission Expires Notary Public Beatrice R. Rice

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

To

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

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IDENTIF. REFERENCE

Nov 17 3 55 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV 17 70	CONV	10,457.24			
NOV 17 70	S'TAX		A*	27.30	
NOV 17 70	PR'FEE		A*	.50	
NOV 17 70	W'DEED		A*	3.00	* 30.80