BOOK 4497 PAGE 847 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$33,000.00 John L. Frazer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April 19 71

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Frazer Et ux (NAME)	Mortgage Associates, Inc. (NAME)	2D42605
2510 Sleepy Hollow Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 149-3
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 18

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, I, Jean Louise Brooks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Frazer Et ux Barbara Jo Frazer

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 the Lot No. 412 on the Plan of Edge-O-Lake Estates, Section 6, of record in Book 3700, Pages 15 & 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 412 fronts on the northerly margin of Sleepy Hollow Drive, 80 feet, and runs back in a northwesterly direction 123.81 feet on the westerly line and 129.51 feet on the easterly line to a point which thereon measures 80.20 feet in the rear.

BEING the same property conveyed to Jean Louise Brooks from Emmett K. Chappell by Deed of record in Book 4491, Page 754, recorded in the Register's Office for Davidson County, Tennessee., and by deed of correction of record in book _____, page _____, RODC.
THIS conveyance is subject to the restrictions of record in Book 3908, Page 161, aforesaid Register's Office.

unimproved ( ) This is improved (X) property, known as 2510 Sleepy Hollow Drive, Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 28th day of April, 1971.

Jean Louise Brooks

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Jean Louise Brooks

the bargainor ____, 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 Nashville, ____, Tennessee, this 28th day of April, 19 71

Commission expires 11/26/73

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that (he) as such ____
(they)
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

JEAN LOUISE BROOKS

TO

JOHN L. FRAZER ET UX

BARBARA JO FRAZER

B 13006

IDENTIF. REFERENCE

APR 30 9 37 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 30 71	CONV	33,000.00			
APR 30 71	S'TAX		A*	85.80	
APR 30 71	PR'FEE		A*	.50	
APR 30 71	W'DEED		A*	3.00	* 89.30

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219