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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 $

$15,500.00 Bryan L. Frey Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st. DAY OF October 19 71

Notary Public

MY COMMISSION EXPIRES: 11/12/72
(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
Bryan L. Frey, Jr. et ux (NAME)	Dobson & Johnson, Inc. (NAME)	Map 84-11
2314 Modena Drive (STREET ADDRESS OR ROUTE NUMBER)	1009 J.C. Bradford Building (STREET ADDRESS)	Par. 166
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, William D. Karnuth et ux Virginia Ann Karnuth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryan L. Frey, Jr. et ux Cheryl E. Frey

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. 213 on the Map of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office, Davidson County, Tennessee.

Said Lot No. 213 fronts 100 feet on the north side of Modena Drive and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to William D. Karnuth et ux Virginia Ann Karnuth by deed from William D. Cheek et ux Lana G. Cheek of record in Book 4260, page 908, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust of record in Book 4260, page 910, Register's Office, Davidson County, Tennessee.

Escrow account to be transferred to grantee.

Subject to restrictions of record in Book 1874, page 452, said Register's Office.

This is unimproved / improved property, known as 2314 Modena Drive, Nashville, Tennessee
(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 our hand s this 1st. day of October, 1971

William D. Karnuth

Virginia Ann Karnuth

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Harold Reeves, a Notary Public in and for said County and State, the within named William D. Karnuth et ux Virginia Ann Karnuth

the bargainor~~s~~, 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 1st. day of October 19 71

Commission expires 11/12/72

Notary Public Harold Reeves

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 WILLIAM D. KARNUTH ET UX

TO VIRGINIA ANN KARNUTH

BRYAN L. FREY, JR. ET UX

CHERYL E. FREY

B 32892

IDENTIF. REFERENCE

OCT 4 10 38 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box

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

OCT-4-71	CONV	15,500.00			
OCT-4-71	S'TAX		A*	40.30	
OCT-4-71	PR'FEE		A*	.50	
OCT-4-71	W'DEED		A*	4.00	* 44.80