WARRANTY DEED

BOOK 4550 PAGE 221

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Oren Frazier, etux (NAME)	Guaranty Mtg. Co. (NAME)	Map 161-3
453 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	7th Ave. North (STREET ADDRESS)	Par. 65115
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	6M-65115

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3799 page 816 , Register's Office for said County.

We, John L. Chandler and wife, Rachel W. Chandler

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

James Oren Frazier and wife, Eleanor Frazier

their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of McMurray Woods, Section One, as of record in Book 2900, page 99, Register's Office for said County.

Said Lot No. 4 fronts 140.13 feet on the southerly side of Brewer Drive and extends back between lines, 293.5 feet on the westerly line and 313.76 feet on the easterly line, to a dead line in the rear, measuring 97.5 feet thereon.

Being the same property conveyed to John L. Chandler and wife, Rachel W. Chandler by deed from McDowell Real Estate Corp., a Tennessee corporation, of record in Book 3158, page 539, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,500.00

Subscribed and sworn to before me, this the 2nd day of November 19 71

Affiant: James Oren Frazier

My commission expires: 2-1-75 (Affix Seal)

Notary Public: Dewey Allen Pedigo

This is unimproved ( ) 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 James Oren Frazier and wife, Eleanor 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 noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James Oren Frazier and wife, Eleanor Frazier, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 2nd day of November, 19 71 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John L. Chandler

Rachel W. Chandler

This Instrument Was Prepared By

Dewey Pedigo, Jr.

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey Allen Pedigo, *a Notary Public in and for said County and State,* John L. Chandler and wife, Rachel W. Chandler, *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* 2nd *day of* November, *19* 71

Dewey Allen Pedigo
Notary Public

Commission expires 2-1-75

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

NOV-3??	CONV	30,500.00				
NOV-3??	S'TAX		A*	79.30		
NOV-3??	PR'FEE		A*	.50		
NOV-3??	W'DEED		A*	4.00	*	83.80

WARRANTY DEED

FROM
JOHN L. CHANDLER, ET UX
TO
JAMES OREN FRAZIER, ET UX

B 3 6 4 9 5

IDENTIF. REFERENCE

Nov 3 9 30 AM '71

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

PEDIGO & SAINDON