This instrument was prepared by
James R. Wyatt
100-39th Avenue North
Nashville, Tennessee

WARRANTY DEED

BOOK 4558 PAGE 204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
C. E. Francis, et ux	Home Federal Savings & Loan Assn.	Map 128-2
(NAME)	(NAME)	
6122 Hickory Valley Road	Life & Casualty Tower	Parcel 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*
cash in hand paid by C. E. Francis and wife, Fannie J. Francis, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said C. E. Francis and wife, Fannie J. Francis, and their agreement to pay the unpaid balance of $20,778.90 of an indebtedness in the original amount of $22,400.00, secured by deed of trust of record in book 4177, page 364, Register's Office for Davidson County, Tennessee,

We, Joe J. Frazer and wife, Martha J. Frazer

have this day bargained and sold, and do hereby transfer and convey unto the said C. E. Francis and wife,
Fannie J. Francis, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 22 on the Plan of Thousand Oaks Estates, as of record in book 3700, pages 82 and 83, Register's Office for said County. Said lot fronts 118.28 feet on the south side of Forrest Valley Drive and runs back 397.80 feet on the west line and 156.43 feet on the east line to a dead line in the rear on which it measures 307.79 feet. Being the same property conveyed to Joe J. Frazer and wife, Martha J. Frazer, by deed from M. C. Davis and wife, of record in book 4177, page 360, and re-recorded in book 4200, page 491, said Register's Office.

This conveyance is made subject to easements, setback line and conditions of owners certificate, as shown on plan of record in book 3700, pages 82 and 83, and restrictive covenants contained in instrument of record in book 4056, page 371, as amended in book 4072, page 318, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,800.00

Subscribed and sworn to before me, this the 3RD day of December 19 71

My commission expires: APRIL 17-1974 (Affix Seal)

Affiant Joe J. Frazer

Notary Public J. H. Wells

This is improved (X) unimproved ( ) property, known as 301 Forrest Valley Drive, 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
C. E. Francis and wife, Fannie J. Francis, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. E. Francis and wife, Fannie J. Francis,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 2nd day of December, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joe J. Frazer
Martha J. Frazer

1926 SIP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. H. Watts Jr., a Notary Public in and for said County and State, Joe J. Frazer and wife, Martha J. Frazer,

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 3RD day of December, 1971.

J. H. Watts Jr. Notary Public

Commission expires APRIL 17- 1974

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.....

DEC-3 CONV 26,800.00
DEC-3 STAX A* 69.68
DEC-3 PRTFEE A* .50
DEC-3 RECRD A* 4.00 * 74.18

B 40043

IDENTIF. REFERENCE

DEC 3 12 45 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Joe J. Frazer, et ux
TO
G. E. Francis, et ux

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE