TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO.

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map 145.9
Par. 7

4642 PAGE 668

M C

For and in consideration of the sum of ----------Ten & 00/100----------
----------($10.00)---------- DOLLARS

cash in hand paid by Robert C. Fraser and wife, Laura B. Fraser,

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

Russell E. Root, unmarried,

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. 20 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, Register's Office for said County.

Said lot No. 20 fronts 198.6 feet on the north side of Ashland Drive and extends back 585 feet on the west line and 571 feet on the east line to a dead line in the rear on which it measures 188 feet.

Being the same property conveyed to Russell E. Root, by deed from William N. Dearborn, Trustee, with full power, as of record in Book 4607, page 622, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1972.

This is unimproved ( ) improved (X) property, known as 5871 East Ashland Drive, Nashville, Tennessee 37215
(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 27th day of SEPTEMBER, 1972

Russell E. Root by Doris Gilbert, Atty in Fact

Russell E. Root by Doris Gilbert,
Attorney-in-Fact

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On this 27th day of September, 1972, before me personally appeared Doris Gilbert, to me known to be the person who executed the foregoing instrument in behalf of Russell E. Root, unmarried, and acknowledged that she executed the same as the free act and deed of said Russell E. Root.

Witness my hand and seal at office in Beverly Hills California this 27th day of September, 1972.

OFFICIAL SEAL
SUZANNE B. BOGARDUS
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Aug. 12, 1973

My Comm. Expires: Aug 12, 1973

Suzanne B. Bogardus
Notary Public

14540 Haynes St., Ste. 201, Van Nuys, Calif. 91401

53,000.00

Warranty Deed

FROM

RUSSELL E. ROOT

To

ROBERT C. FRASER AND WIFE,

LAURA B. FRASER

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

This instrument prepared by
STEPHENSON, LACKEY & [illegible]
First Federal Building
Nashville, Tennessee 37219

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
2114 Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290
1004

BOOK 4642 PAGE 669

B 7.8 2 7 7

IDENTIF. REFERENCE

OCT 2 2 54 PH '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-2ND CONV 53,000.00
OCT-2ND S'TAX A* 137.80
OCT-2ND PR'FEE A* .50
OCT-2ND W'DEED A* 4.00 * 142.30

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 53,000.00

State of Tennessee)
County of Davidson)

/Robert C. Fraser
Affiant

Sworn to and subscribed before me this 29th day of September, 1972

My commission expires: APR 23 1973

Notary Public, in and for the aforesaid State and County.