| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack B. Atnip | Lomas & Nettleton Co. | 91-1-83 |
| (NAME) | (NAME) | |
| 705 Park Ave. | Box 964 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37209 | Virginia Beech, Va. 23451 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | pw |

## WARRANTY DEED

**For and in consideration of the sum of** Ten ($10.00) **DOLLARS**

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of and agreement to pay by the grantee a certain note secured by a deed of trust of record in Book 4681, Page 970, R.O.D.C. The said balance of the said note being $15,751.15 and payable to the Lomas & Nettleton Co., Box 964, Virginia Beech, Va., we, James W. Frazier and wife, Brenda Frazier,

**have bargained and sold, and by these presents do transfer and convey unto the said** Jack B. Atnip, an unmarried

**the GRANTEE~~S~~ herein, their heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, described as follows:**

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of the Re-Subdivision of Lot No. 3, West Nashville Annex, as of record in Book 4175, Page 112, Register's Office of Davidson County, Tennessee, described as follows:

Said lot fronts 81.16 feet on the southerly side of Park Avenue and extends back 71.10 feet on the easterly line and 110.55 feet on the westerly line to a dead line and measures 81.62 feet thereon.

Being the same property conveyed to James W. Frazier and wife, Brenda Frazier, by deed from Creekmore Construction Co., Inc. of record in Book 4681, page 968, R.O.D.C.

This conveyance is made subject to restrictive covenants of record in Book 4395, Page 720, Register's Office for Davidson County, Tennessee, and such easements and set-back lines as appear of record.

| | | | | | |
|---|---|---|---|---|---|
| FEB-8~ | CONV | 18,751.15 | | | |
| FEB-8~ | S'TAX | | A* | 48.88 | |
| FEB-8~ | PR'FEE | | A* | .50 | |
| FEB-8~ | W'DEED | | A* | 4.00 | * 53.38 |

unimproved ( )
This is improved (X) property, known as 705 Park Avenue (House Number) (Street)

Nashville, Tenn. (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE~~S~~ ~~her~~ heirs and assigns, forever. And we do covenant with the said GRANTEE~~S~~ 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, ~~except as appears of record~~ ~~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 GRANTEE~~S~~ ~~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 5th day of February, 1974.

* Jack B. Atnip — James W. Frazier

Grantee

Grantors Brenda Frazier

BOOK 1786 PAGE 951

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named James W. Frazier, Brenda Frazier and Jack B. Atnip

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, Tenn. this [illegible] day of February, 1974

My commission expires 3-10-75 Notary Public [signature]

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,751.15
This is equal to or greater than the property would bring at a fair and voluntary sale.

[signature]

Sworn to and subscribed before me
this 8th day of February, 1974

~~My commission expires~~ _____ ~~Notary Public~~ J. Head Dep Register

This instrument was prepared by:
Richard R. Hedgepath Atty. 802-51st Ave. NASHVILLE TENN
Name Address

WARRANTY DEED

FROM JAMES W. FRAZIER, ET UX

TO JACK B. ATNIP

C 4 1 3 9 5

IDENTIF. REFERENCE

FEB 8 2 56 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1002 HESSEY REV. 4/1/73