This Instrument Was Prepared By: Charles F. Frazier, Attorney
200 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

82-13 P.17
82-10
34-35
93-111.232
93-14 P.260
93-16 P.299

Address New Owner as Follows:

Thelma Ross Frazier
5025 Ragland Drive
Nashville, Tennessee 37220

Send Tax Bills to:

Same

BOOK 4810 PAGE 807

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable considerations, including the carrying out of the provisions of the Will of S. T. Ross as of record in Will Book 69, Page 86, Probate Department, County Court Clerk of Davidson County, Tennessee, as interpreted by Court Decree reported in 47 Tenn. App. 355, we, THELMA ROSS FRAZIER, LINDA STIFF ATWILL, WARD DEWITT STIFF, and DENNIS ROSS STIFF, have bargained and sold and by these presents do transfer and convey unto the said THELMA ROSS FRAZIER, the GRANTEE herein, her heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

TRACT ONE

Land in Davidson County, Tennessee, being Lot Nos. 117, 118, 119 and 120 on the Edwin and Wetmore Plan. Said lots adjoin and front 130 feet on the east side of 8th Avenue, South, and extend back 123 feet to an alley in the rear and measures 130 feet on the alley. Said land is further identified as Parcel 260 on the Metropolitan Property Map 93-14.

This is unimproved property known as 726-28-30 8th Avenue, South, Nashville, Tennessee.

TRACT TWO

Land in Davidson County, Tennessee, being Lot Nos. 26, 27, 28 and 29 on the Plan of McGavock, First Addition, and further identified as Parcel 17 on the Metropolitan Property Map 82-13. Said lots are located at the northwest corner of 8th Avenue, North, and Jefferson Street and front 170 feet less the radius curve at the corner on 8th Avenue, North, 113.3 feet less the radius curve at the corner of Jefferson Street, 170 feet on an alley at the rear and 113.3 feet on Madison Street.

This is improved property known as 800 Jefferson Street, Nashville, Tennessee.

TRACT THREE

Land in Davidson County, Tennessee, being Lot No. 10 in Wetmore's Second Addition to Edgefield,

now East Nashville, a plan of which is of record in Book 11, Page 295, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the west side of North First Street and runs back between parallel lines 210 feet to an alley. Being more particularly identified as Parcel 34 on the Metropolitan Property Map 82-10.

This is unimproved property known as 226 North First Street, Nashville, Tennessee.

TRACT FOUR

Being a one-third interest in land in Davidson County, Tennessee, being Lot No. 11 Wetmore's Addition to Edgefield, now East Nashville, a plan of which is of record in Book No. 11, Page 295, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the westerly side of North First Street, formerly the Whites Creek Pike, and runs back between parallel lines 210 feet to an alley. Being more particularly identified as Parcel 35 on the Metropolitan Property Map 82-10.

This is unimproved property known as 228 North First Street, Nashville, Tennessee.

TRACT FIVE

Being a one-third interest in land in Davidson County, Tennessee, being Lot No. 16 of Block "B" on the Plan of Hermitage Addition, and being located at the northeast corner of Fain Street and Fairfield Avenue, and fronting 50 feet plus the radius of a curve on Fain Street 142.10 feet plus the radius of a curve on Fairfield Avenue 50.43 feet along an alley on the rear and 160 feet on the remaining side. This property is further identified as Parcel 298 on the Metropolitan Property Map 93-16.

This is unimproved property known as the northeast corner of Fain Street and Fairfield Avenue, Nashville, Tennessee.

TRACT SIX

Being a one-third interest in land in Davidson County, Tennessee, being parts of Lot Nos. 36, 37 and 38 on the Plan of Lindsley Property. Said parts of said lots front 50 feet on the south side of Lindsley Avenue and extend back 160 feet to the right of way of I-40. This property is further described as Parcel 232 on the Metropolitan Property Map 93-11.

This is unimproved property known as 43 Lindsley Avenue, Nashville, Tennessee.

All of the foregoing tracts of land being the same property devised to the GRANTORS under the Will of S. T. Ross as of record in Will Book 69, Page 86, Probate Department, County Court Clerk of Davidson County, Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, her 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 April, 1974.

C52226

T
IDENTIF. REFERENCE

APR 30 1 37 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Thelma Ross Frazier
THELMA ROSS FRAZIER

Linda Stiff Atwill
LINDA STIFF/ATWILL

Ward DeWitt Stiff
WARD DEWITT STIFF

Dennis Ross Stiff
DENNIS ROSS STIFF

PR30??	CONV	90,000.00			
PR30??	CONV	28,834.00			
PR30??	S'TAX		A*	308.88	
PR30??	PR'FEE		A*	.50	
PR30??	W'DEED		A*	8.00	* 317.38

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CAROLYN HASTINGS, a Notary Public in and for said County and State, the within named THELMA ROSS FRAZIER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1974.

Carolyn Hastings
NOTARY PUBLIC

CAROLYN HASTINGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 2/8/78

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary Ann Selley, a Notary Public in and for said County and State, the within named LINDA STIFF ATWILL, WARD DEWITT STIFF, and DENNIS ROSS STIFF, the 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 24th day of April, 1974.

Mary Ann Selley
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

My Commission Expires: 7-23-74

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $118,834.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Thelma Ross Frazier

Sworn to and subscribed before me on this 24th day of April, 1974.

CAROLYN HASTINGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Carolyn Hastings
NOTARY PUBLIC

My Commission Expires: 2/8/78