Tenn. Title G-238001

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: BOOK 4850 PAGE 175 | MAP-PARCEL NUMBERS: |
|---|---|---|
| Johnny Ray Frizzell, et ux | | 6D37585 |
| (NAME) | (NAME) | |
| 5230 Kincannon Drive | Same | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 160-4 p. 90 |
| Nashville, Tennessee 37220 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by Johnny Ray Frizzell and wife, Patsy P. Frizzell, herein to pay the principal balance now due, plus future interest, on a certain note in the original principal sum of $19,500.00 payable to the order of Prudential Insurance Company of America, said note being secured by a deed of trust executed by Sam W. Honeycutt, Sr. and wife, Vira Martin Honeycutt, to R. Bruce Robertson, Jr., trustee, of record in Book 3486, page 619, R.O.D.C., Tennessee,

Sam W. Honeycutt, Sr. and wife, Vira Martin Honeycutt have bargained and sold, and by these presents do transfer and convey unto the said Johnny Ray Frizzell and wife, Patsy P. Frizzell, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the Plan of Brentview Hills, as of record in Book 3300, pages 43 and 44, Register's Office for said County, as follows:

Beginning at the south margin of Ritchie Drive, being the corner of Lots 30 and 31; thence east with said Drive, 76.2 feet to a monument; thence continuing east with said Drive, 14.2 feet to another monument; thence southeasterly around a curve, 40.26 feet to a monument in the west margin of Kincannon Drive; thence South with said Drive, 150.6 feet to the corner of Lots No. 17 and 31; thence west with the line of said lots, 115.1 feet to the corner of Lots 30 and 31; thence North with the line between said lots, 155.2 feet to the beginning.

Being the same property conveyed to Sam W. Honeycutt, Sr. and wife, Vira Martin Honeycutt, by deed from Raleigh T. Blanks and wife, as of record in Book 3461, page 215, said Register's Office.

Being subject to restrictions of record in Book 3345, page 205; 1974 taxes, a lien but not yet payable are prorated and to be paid by grantee herein.

Personalty to be included in the within described transfer is the following: stove, dishwasher, drapes, carpets, including those in bedrooms, outdoor gas grill, bookcase and desks in girls' bedroom.

unimproved ( )
This is improved (XX) property, known as 5230 Kincannon Drive (House Number) (Street)
Nashville, Tennessee 37220
(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 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 6th day of September, 1974.

Sam W. Honeycutt, Sr.

Vira Martin Honeycutt

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Sam W. Honeycutt, Sr. and Vira Martin Honeycutt

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, this 6 day of _____, 19__.

My commission expires _____ Notary Public _____

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of 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 $ 45,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale,

_____

Sworn to and subscribed before me this _____ day of _____, 19__.

My commission expires _____ Notary Public _____

NOTARY PUBLIC DAVIDSON COUNTY

HOWELL & FISHER, ATTORNEYS
By: _____

This instrument was prepared by:
401 Court Square Building, Nashville, Tennessee 37201
Name Address

SEP-9 CONV $5,000.00
SEP-9 S'TAX A* 117.00
SEP-9 PR'FEE A* .50
SEP-9 W'DEED A* 4.00 * 121.50

WARRANTY DEED

FROM Sam W. Honeycutt, et ux

TO Johnny Ray Frizzell, et ux

C 70208

IDENTIF. REFERENCE

SEP 9 8 23 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219