01355

BOOK 4889 PAGE 286 FORM NO. WD-1

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

James R Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF February 1975

Helen P. Sanders
Notary Public

MY COMMISSION EXPIRES: 11 August, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney 2525 Lebanon Road Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Frazier et ux (NAME)	Same (NAME)	76
424 Lorna Drive, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	44
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D01090

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, F. A. Harwell, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Frazier and wife, Adaleen Frazier

HEREINAFTER CALLED THE 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, according to a survey by Clement E. Greek, Registered Engineer, dated September 30, 1974 more particularly described as follows:

BEGINNING at a point in the center line of Old Lebanon Dirt Road, said point being the southwesterly corner of the property conveyed to Ronald Preston Boyle, et ux, as of record in Book 4228, page 318, Register's Office for Davidson County, Tennessee. thence north 75° 46' West 29.81 feet to an iron pin in the root of a 16 inch hackberry tree; thence North 73° 33' west 113.18 feet north 46° 36' west 1431.20 feet to an iron pin; thence north 72° 05' east 410.00 feet to an iron pin; south 29° 35' east 751.21 feet to an iron pin; south 49° 50! east 670.41 feet to the center line of Old Lebanon Dirt Road; thence along the center line of Old Lebanon Dirt Road, south 56° 39' west 115.00 feet to the point of beginning, said tract of land containing 7.20 acres, more or less.

BEING the same property conveyed to F. A. Harwell, Trustee by deed from Ronald Preston Boyle and wife, Linda Faye Boyle, as of record in Book 4876, page 939, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Old Lebanon Dirt Road
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 MY hand this 11th day of February, 19 75

F. A. Harwell Trustee
F. A. HARWELL, TRUSTEE

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. A. Harwell, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11 day of February 1975

Commission expires 11 August 1975. Helen L. Sandson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____
Notary Public

Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

FROM
F. A. HARWELL, TRUSTEE

TO
JAMES A. FRAZIER ET UX
ADALEEN FRAZIER

C 87521

IDENTIF. REFERENCE

FEB 13 10 46 AM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 13 75	CONV	*9,500.00				
FEB 13 75	S'TAX		A*	24.70		
FEB 13 75	PR'FEE		A*	.50		
FEB 13 75	W'DEED		A*	4.00	*	29.20