BOOK 4890 PAGE 768

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1975

Notary Public

MY COMMISSION EXPIRES: 4/20/77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rand T. Frederiksen and wife, Dixie W. Frederiksen (NAME)	Mortgage Associates, Inc. (NAME)	Map 116-7
207 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	301 Plus Park Blvd. (STREET ADDRESS)	#40
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	BM-1585

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, XX I, Frances Neely Thweatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAND T. FREDERIKSEN AND WIFE, DIXIE W. FREDERIKSEN

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, being Lot No. 7, the Northerly 25 feet of Lot No. 8 and the Easterly 1/2 of a 30 foot abandoned Court adjoining said Lot No. 7 and part of Lot No. 8, Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 431, Page 45, Register's Office, Davidson County, Tennessee. More particularly described as follows:

BEGINNING at a point on the Westerly margin of Lynwood Boulevard, being the common boundary line of Lots 6 and 7; thence 225 feet South along Lynwood Boulevard to a point; thence 262 feet, more or less, West to a point; thence North 225 feet to a point; thence East 303 feet along said boundary line of Lot 6 and 7 to the point of beginning.

Being the same property devised to Frances Neely Thweatt by Will of L. P. Thweatt of record in Will Book 94, page 495, County Court of Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 207 Lynwood Boulevard, Nashville, Tennessee
(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 15th day of February, 1975

Frances Neely Thweatt
Frances Neely Thweatt

BOOK 4890 PAGE 769

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Gail Page, a Notary Public in and for said County and State, the within named Frances Neely Thweatt

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 15 day of February 1975

My Commission expires 2/27/77

Gail Page
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM
Frances Neely Thweatt

TO
Rand T. Frederiksen and wife, Dixie W. Frederiksen

C 8 8 1 9 5

IDENTIF. REFERENCE

FEB 20 10 55 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

FEB20 75	CONV	81,500.00			
FEB20 75	S'TAX		A*	211.90	
FEB20 75	PR'FEE		A*	.50	
FEB20 75	W'DEED		A*	4.00	* 216.40