BOOK 4953 PAGE 10

WARRANTY DEED

This Instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy M. Frey et ux (NAME)	National Mortgage Co. (NAME)	5D-7784
245 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 134-13
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Memphis, Tenn. 38118 (CITY) (ZONE) (STATE)	Par. 123

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, including the assumption of and agreement to pay by the grantees the balance owing on a note in the original principal amount of $25,500.00 payable in monthly installments and secured by a Deed of Trust of record in Book 4833, page 925 said Register's Office to which reference is here made for a more complete description of said note,

We, David M. Spraggins and wife, Teresa D. Spraggins,

have this day bargained and sold, and do hereby transfer and convey unto the said

Billy M. Frey and wife, Betty Sue Frey,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the plan of Kenilworth Estates, Section Four, of record in Plan Book 3300, page 34, Register's Office for said County.

Said Lot No. 207, which is a corner lot, fronts 65 feet on the westerly margin of Shirmar Drive and fronts 84 feet on the southerly margin of Paragon Mills Road, said frontages being joined by a curve having a length of 31.4 feet, and extends back 85 feet on the westerly line and 104 feet on the southerly line to a point of intersection.

Being the same property conveyed to David M. Spraggins and wife, Teresa D. Spraggins, by deed from Betty C. Lusk of record in Book 4833, page 923, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,889.77

Subscribed and sworn to before me, this the 17th day of September 1975

Affiant

My commission Expires August 17, 1976 (AFFIX SEAL IF ANY)

Notary Public

This is unimproved (X) improved (X) property, known as 245 Paragon Mills Road, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 17th day of September, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David M. Spraggins — Teresa D. Spraggins

DAVID M. SPRAGGINS — TERESA D. SPRAGGINS

BOOK 4953 PAGE 11

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* David M. Spraggins and wife, Teresa D. Spraggins,

the within named bargainor.S.., with whom I am personally acquainted, and who acknowledged that ...ey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. *this* 17 *day of* Sept., *19*75

Notary Public

My Commission Expires August 17, 1976
Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*.....
with whom I am personally acquainted, and who, upon oath, acknowledged .....*self to be*.....
.....*of the*.....,
the within named bargainor, a corporation, and that .....*he as such*.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

SEP 22 75	CONV	28,809.17			
SEP 22 75	S'TAX		A*	74.88	
SEP 22 75	PR'FEE		A*	.50	
SEP 22 75	W'DEED		A*	4.00	* 79.38

WARRANTY DEED

FROM David M. Spraggins et ux

TO Billy M. Frey et ux

D 16479

IDENTIF. REFERENCE

SEP 22 9 41 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Glen Rees Realty & Auction
107 Sanders Ferry Rd.
Hendersonville, TN.
37075

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115