This instrument was prepared by Mildred Smith, Jr., Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

WARRANTY DEED

BOOK 5012 PAGE 276

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID C. FROUNFELKER, etux	Fidelity Federal Savings Loan	Map 162-5
(NAME)	(NAME)	
313 Ash Grove		Parcel 141
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND No/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by the said Grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance of an indebtedness in the original principal amount of $28,900.00, payable to Fidelity Federal Savings and Loan; and secured by a Deed of Trust executed by the Grantors hereinafter named, to Vaden Lackey, Jr., Trustee of record in Book 4673, Page 207, said Register's Office, which said balance the said Grantees hereby agree to assume and promise to pay,

We, Phillip T. Parker and wife, Donna F. Parker, herein called the Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* David C. Frounfelker and wife, Marilyn E. Frounfelker, herein called the Grantees, their ~~XXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, Page 111, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Phillip T. Parker and wife, Donna F. Parker by deed from Randall Phillips Builders, Inc. of record in Book 4673, Page 205, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4522, Page 528 and Book 4570, Page 493, and to easements, setback lines, and other limitations as shown on plan of record in Book 4300, Page 111, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $35,206.11

Subscribed and sworn to before me, this the 31st day of March, 1976

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 ~~XXXXXXX~~ *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.*, except as stated herein and 1976 taxes which have been pro-rated and assumed by said Grantees, we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 31st *day of* March, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Phillip T. Parker
Phillip T. Parker

Donna F. Parker
Donna F. Parker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Phillip T. Parker and wife, Donna F. Parker

the within named bargainor...s, 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 31 *day of* March, *19* 76

Melton W. Smith, Jr.
Notary Public

Commission expires Nov 26, 1979

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

WARRANTY DEED

FROM

Phillip T. Parker etux

TO

David C. Frounfelker, etux

D 43216

IDENTIF. REFERENCE

APR 5 12 07 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Please mail to:
Madison Title Company
3815 Clifton Avenue
Nashville, Tenn. 37215

APR-5%	CONV	35,206.11			
APR-5%	S'TAX		B*	91.52	
APR-5%	PR'FEE		B*	.50	
APR-5%	W'DEED		B*	4.00	* 96.02