Loan # 110990-6

BOOK 5037 PAGE 920

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James A. Frazier and wife, Barbara M. Frazier (NAME) | Fidelity Federal (NAME) | 156-2 |
| 649 Harpeth Knoll Road (STREET ADDRESS OR ROUTE NUMBER) | 401 Union St. (STREET ADDRESS) | #19 |
| Nashville, Tennessee 37221 (CITY) (P. O. ZONE) (STATE) | Nashville, TN 37219 (CITY) (ZONE) (STATE) | 9D-59916 |

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) ----------

---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, We,

Howard B. Avery, III and wife, Carol S. Avery

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Frazier and wife, Barbara M. Frazier

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

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Harpeth Valley Park, Section 2, as of record in Book 3700, page 129, Register's Office for said County.

Said Lot No. 248 fronts 105 feet on the westerly side of Harpeth Knoll Road and extends back 201.8 feet on the northerly line and 213.8 feet on the southerly line to a dead line measuring 54.8 feet thereon.

Being the same property conveyed to Howard B. Avery, III and wife, Carol S. Avery by deed from Betty M. Spicer, Widow of record in Book 5017, page 921, 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 $ 52,750.00

Subscribed and sworn to before me, this the 14th day of June, 1976

Affiant

My commission expires: April 2, 1978 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 649 Harpeth Knoll Road, Nashville, Tennessee (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 JAMES A. FRAZIER and wife, BARBARA M. FRAZIER

(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 unincumbered, except for 1976 taxes, restrictions of record in Book 3857, page 858; Book 4418, page 676, plan of record in Book 3700, page 129, and any encroachments which a correct survey might reveal. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said JAMES A. FRAZIER and wife, BARBARA M. FRAZIER, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 14th day of June, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HOWARD B. AVERY, III

CAROL S. AVERY

BOOK 5037 PAGE 921

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* [illegible] J. BRIGHT, *a Notary Public in and for said County and State,* HOWARD B. AVERY, III, and wife, CAROL S. AVERY

*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* 11th *day of* June, *19* 76

*Commission expires* Nov. 4, 1978

Shelby J. Bright
*Notary Public*

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

HOWARD B. AVERY, III, et ux

TO

MARK A. FRAZIER et ux

D 5 4 9 5 6

ISSUED IN REFERENCE

This instrument was prepared by:

BERNARD H. ROSENBLUM, Attorney
18th Floor-Life & Casualty
Tower
Nashville, Tennessee 37219

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

| | | | | | |
|---|---|---|---|---|---|
| 22% | CONV | 52,750.00 | | | |
| 22% | S TAX | | $* | 137.02 | |
| 22% | NTFE | | $* | .50 | |
| 22% | FILED | | $* | 4.00 | * 141.52 |