This instrument was prepared by McGraw Sanders Jr., Attorney-at-Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

WARRANTY DEED

BOOK 5038 PAGE 562

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Fraley, etux (NAME)	~~Same~~ National Mortgage Company (NAME)	6DA-60238
Nunley Dr. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 113-7
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Memphis, Tenn 38118 (CITY) (ZONE) (STATE)	Parcel 280

For and in Consideration of the sum of Ten and No/100---------- ----------($10.00)----------*DOLLARS* cash in hand paid by the 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 $30,850.00, payable to National Mortgage Company; and secured by a Deed of Trust executed by Roger D. Scruggs and wife, Mary Elizabeth Scruggs to Union Planters National Bank, Trustee, of record in Book 4737, page 930, Register's Office for Davidson County, Tennessee; which said balance the said Grantees hereby agree to assume and promise to pay.

JUN 24 76 CONV 38,000.00
JUN 24 76 S'TAX B* 98.80
JUN 24 76 PR'FEE B* .50
JUN 24 76 W'DEED B* 6.00 * 105.30

We, Charles J. Joye and wife, Afrie S. Joye, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Harold Fraley and wife, Gail Fraley, herein called 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. 123 on the Plan of Valley View Meadows, Section 3, as of record in Book 3700, page 93, Register's Office for said County.

Said Lot No. 123 fronts 80 feet on the southerly side of Nunley Drive and extends back 325 feet on the easterly line, and 294.55 feet on the westerly line, to a dead line in the rear, measuring 86.96 feet thereon.

Being the same property conveyed to Charles J. Joye and wife, Afrie S. Joye by deed from Roger D. Scruggs and wife, Mary Elizabeth Scruggs of record in Book 4851, page 776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in Book 3673, page 439 and Book 3770, page 214, made applicable to Section III by instrument of record in Book 4065, page 227, and amended in Book 4082, page 106, said Register's Office; and setbacks, easements, and other limitations as shown on the Plan of Record in Book 3700, page 93, said Register's Office.

Grantors herein agree to the assumption by Grantee herein of their existing escrow account and hazard insurance with the National Mortgage Company.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 15th day of June, 19 76

Affiant

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

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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* ..... *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.* , except as stated herein and 1976 taxes which have been pro-rated and assumed by the said Grantees.

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.*

Witness hand this 18th *day of* June, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles J. Joye
(Charles J. Joye)

Afrie S. Joye
(Afrie S. Joye)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Charles J. Joye and wife, Afrie S. Joye

*the 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* 24th *day of* June, *19* 76.

Notary Public

Commission Expires March 4, 1979.

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

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

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

, *Notary Public.*

Commission Expires .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

D55 54 REFERENCE OF TIE JUN 24 12 58 PM '76 REGISTER DAVIDSON COUNTY TENN.

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 .