BOOK 5121 PAGE 807 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,300

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF February, 1977

Notary Public

MY COMMISSION EXPIRES: 10/28/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES P. FRISINA, et ux (NAME)	COMMERCE UNION BANK (NAME)	
1806 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	104-16
Nashville, Tenn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, IRWIN ROSS and wife, ELLEN N. ROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES P. FRISINA and wife, SUZANNE FRISINA

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 the easterly one-half of Lot No. 211 on Belmont Land Company's Plan, as of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 211 fronts 50 feet on the northerly margin of Beechwood Avenue, and extends back 192.3 feet on the easterly line and 191.7 feet, more or less, on the westerly line, to an alley in the rear on which it measures 50 feet.

BEING the same property conveyed to Irwin Ross and wife, Ellen N. Ross by deed from Harold D. Henry and wife, Elyane Henry, of record in Book 4720, page 866, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1806 Beechwood Avenue, Nashville, Tennessee 37212
(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 our hand s this 21st day of February, 19 77

Irwin Ross
IRWIN ROSS

Ellen N. Ross
ELLEN N. ROSS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named IRWIN ROSS and wife, ELLEN N. ROSS

the bargainors 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 21st day of February, 1977.

Commission expires 10/28/78

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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

WARRANTY DEED

FROM
IRWIN ROSS, et ux
ELLEN N. ROSS

TO
JAMES P. FRISINA, et ux
SUZANNE FRISINA

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 92464

IDENTIF. REFERENCE

MAR 8 10 46 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-87	CONV	32,300.00			
MAR-87	S'TAX		B*	83.98	
MAR-87	PR'FEE		B*	.50	
MAR-87	W'DEED		B*	4.00	* 88.48