THIS INSTRUMENT PREPARED BY
DOZIER AND DARROW ATTORNEYS AT LAW
14th FLOOR THIRD NATIONAL BANK BLDG.
NASHVILLE, TENNESSEE 37219

BOOK 5183 PAGE 798

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James K. Fraker, et al | Same | |
| (NAME) | (NAME) | 104-11 |
| 2811 Acklen Ave. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | parcel 51 RE |
| Nashville, TN. | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* TEN DOLLARS ($10.00)----------
---------- *Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged.

We, Mary McCord Smith Wiggins and husband, Joe H. Wiggins

*have this day bargained and sold, and do hereby transfer and convey unto the said* James Kenneth Fraker, Hazel L. Fraker and Leso D. Fraker, their

*certain real estate in Davidson County, Tennessee, as follows:* ~~XXXXXX~~ *heirs and assigns,*

Certain Real estate in Davidson County, Tennessee, being Lot No. 6 of Block 4 on the Plan of Fairfax Place, as of record in Book 547, page 138, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the southerly side of Acklen Avenue, and runs back 159.56 feet on the east line and 160.03 feet on the west line to a dead line in the rear and measures 60 feet thereon.

Being the same real property conveyed to Mary McCord Smith Wiggins by deed from Sam E. Wallace, Trustee, of record in Book 5131, page 715 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 $ 38,500.00

Subscribed and sworn to before me, this the 13th day of August 19 77

Affiant

My Commission expires My Commission Expires Feb. 19, 1979

Notary Public

This is ~~unimproved~~ improved ( ) property, known as 2811 Acklen Ave. Nashville, TN.
(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 Kenneth Fraker, Hazel L. Fraker and Leso D. Fraker, their

~~XXXXXX~~

*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* James Kenneth Fraker, Hazel L. Fraker and Leso Fraker, their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s *this* 13th *day of* August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Smith McCord Wiggins

Joe H. Wiggins

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H. Darnell, a Notary Public in and for said County and State, Mary McCord Smith Wiggins and husband, Joe H. Wiggins

the within named 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 13th day of August, 1977.

My Commission Expires Feb. 19, 1979

Raymond H. Darnell
Notary Public

RAYMOND H. DARNELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

| | | | | | |
|---|---|---|---|---|---|
| AUG 15 77 | CONV | 38,500.00 | | | |
| AUG 15 77 | S'TAX | | B* | 100.10 | |
| AUG 15 77 | PR'FEE | | B* | .50 | |
| AUG 15 77 | W'DEED | | B* | 4.00 | * 104.60 |

**WARRANTY DEED**

FROM
Mary McCord Smith Wiggins et vir

TO
James Kenneth Fraker et al

E 20279

IDENTIF. REFERENCE

AUG 15 9 28 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238