WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,950.00

Ron Frizzell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 1977.

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: January 19, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ron Frizzell Et Ux (NAME)	Mortgage Corporation of the South (NAME)	161-4-125
368 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue North (STREET ADDRESS)	5DU-42478
Nashville, TEnnessee 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (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, HARVEY M. BAGWELL and wife, GUADALUPE V. BAGWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RON FRIZZELL and wife, GAYLE FRIZZELL

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:

Being Part of Lot 2 on the Plan of Fairlane Park, of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, dated May 31, 1975, as follows:

Beginning at a point in the northerly margin of Tusculum Road, as widened, said point being in the common line of Lots 1 and 2; thence with the line between said lots, north 103 feet to a point; thence with the line between Lots 2 and 30, east 110.3 feet to a point in the west margin of Madeline Drive; thence with the margin of the same south 70.2 feet to an iron pin at the beginning of a curve to the right; thence around said curve with a radius of 25 feet, 39.16 feet to an iron pin in the north margin of Tusculum Road, as widened; thence with the margin of the same, west 85 feet to the point of beginning.

Being all the same property conveyed to Harvey M. Bagwell and wife, Guadalupe V. Bagwell, by deed from Stanley Milton Waterson and wife, Carole A. Waterson, of record in Book 4926, Page 572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2498, Page 571, to the limitations that appear on the plan of record in Book 2331, Page 108, both in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 368 Tusculum Road, Nashville, Tennessee 37211
(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 13th day of September, 19 77

Harvey M. Bagwell

Guadalupe V. Bagwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Harvey M. Bagwell and Guadalupe V. Bagwell

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 13th day of September, 1977

Marbut Glenn Gaston
Notary Public

Commission Expires January 19, 1981

MARBUT GLENN GASTON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF _____
_____ 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 purpose 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

Please return to:
Marbut Glenn Gaston, Jr.
4515 Harding Road Suite 303
Nashville, TEnnessee 37205

SEP 15 77 CONV 26,950.00
SEP 15 77 S'TAX B* 69.94
SEP 15 77 PR'FEE B* .50
SEP 15 77 W'DEED B* 4.00 * 74.44

FILED & RECORDED DAVIDSON COUNTY, TENN.
SEP 15 11 54 AM '77
IDENTIF. REFERENCE

261 52

WARRANTY DEED

FROM
Harvey M. Bagwell and wife, Guadalupe V. Bagwell

TO
Ron Frizzell and wife, Gayle Frizzell

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE Company of New York