This instrument was prepared by: BOOK 5216 PAGE 701

WILLIAM W. WEEMS, ATTORNEY 699 West Main, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN S. FRAZER, ET UX	FIRST FEDERAL S & L ASSOCIATION	15DA-52995
(NAME)	(NAME)	
1615 LETHIA DRIVE	236 FOURTH AVENUE NORTH	Map 73-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE 37206	NASHVILLE, TENNESSEE 37219	Par. 193
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---------- ----------($10.00)----- DOLLARS

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming an unpaid indebtedness secured by deed of trust of record in Book 3997, page 222, RODCT, which unpaid balance of indebtedness grantees hereby assume, promise to pay and agree to hold the grantors harmless from same.

WILTON G. REYNOLDS AND WIFE, MARY C. REYNOLDS, have bargained and sold, and by these presents do transfer and convey unto the said JOHN S. FRAZER AND WIFE, GRACE V. FRAZER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

SAID lot fronts 82.3 feet on the easterly side of Lethia Drive and runs back 176.2 feet on the northerly line and 175 feet on the southerly line to a dead line in the rear on which it measures 106 feet.

Being the same property conveyed to Wilton G. Reynolds and wife, Mary C. Reynolds by deed from Kenneth D. Barry and wife, Brenda R. Barry of record in Book 3997, page 221, Register's Office for Davidson County, Tenn.

This conveyance is subject to restrictive covenants of record in Book 2019, page 63, RODCT, and further subject to easements, setback lines, etc., applicable to said property and of record in said RO.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $39,000.00

Subscribed and sworn to before me, this the 28th day of October, 19 77.

My commission expires: 11/23/80 (Affix Seal)

Affiant John S. Frazer

Notary Public Marion R. Hovey

unimproved ( )
This is improved (X) property, known as 1615 Lethia Drive, Nashville, Tenn. 37206
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 28th day of October, 19 77.

Mary C. Reynolds — Wilton G. Reynolds

Mary C. Reynolds — Wilton G. Reynolds

STATE OF TENNESSEE
COUNTY OF SUMNER

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILTON G. REYNOLDS AND WIFE, MARY C. REYNOLDS

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 Hendersonville, Tennessee, this 28th day of October, 1977.

My commission expires 11/23/80 Notary Public Marion G. Harvey

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____, 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 _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

NOV-17 CONV 39,000.00
NOV-17 S'TAX B* 101.40
NOV-17 PR'FEE B* .50
NOV-17 W'DEED B* 4.00 * 105.90

E 34225

IDENTIF. REFERENCE

NOV 1 9 17 AM '77

WARRANTY DEED

FROM WILTON G. REYNOLDS, ET UX,

TO MARY C. REYNOLDS

JOHN S. FRAZER, ET UX,

GRACE V. FRAZER

Return to:
CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
699 West Main, Hendersonville, Tennessee 37075