This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

James I. Trotter, Jr. and wife,

Mildred Trotter

TO

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley P. Frank, et ux et al (NAME)	Same (NAME)	Map 105-9
2425 Golf Club Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 407
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

E 42520

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Dec 20 9 57 AM '77

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,000.00 James I. Trotter, Jr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 1977.

Edna S. Woods Notary Public

MY COMMISSION EXPIRES: 4-23-1978

(AFFIX SEAL)

For and in Consideration of the sum of Sixteen Thousand-------

----------($16,000.00)---------- DOLLARS

paid in cash, the receipt of which is hereby acknowledged, we, James I. Trotter, Jr. and wife, Mildred Trotter

have bargained and sold, and by these presents do transfer and convey unto the said Stanley P. Frank and wife, Phyllis M. Frank a ½ undivided interest as tenants by entirety, and Walter Stokes, III, a ½ undivided interest, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly part of Lot No. 42 on the Plan of Waverly Place, as of record in Book 57, page 95, Register's Office for said County.

Said Westerly part of Lot No. 42 fronts 55.6 feet on the northerly side of Benton Avenue, formerly Arthington Street, and runs back on the Easterly side 222.5 feet and on the Westerly side 218 feet to an alley upon which it measures 62.7 feet.

Being the same property conveyed to James I. Trotter, Jr. and wife, Mildred E. Trotter by Warranty Deed of record in Book 3996, page 870, Register's Office for Davidson County, Tennessee.

Taxes for 1977 have been prorated and are assumed by the purchasers.

BOOK 5235 PAGE 32

WD-2

This is { unimproved ( ) / improved (X) } property, known as 924 Benton Ave., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Stanley P. Frank and wife Phyllis M. Frank and Walter Stokes, III heirs and assigns, forever.

And we do covenant with the said Stanley P. Frank & wife, Phyllis M. Frank and Walter Stokes, III 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.

And we, James I. Trotter, Jr. and wife, Mildred Trotter do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Stanley P. Frank & wife, Phyllis M. Frank and Walter Stokes, III their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of December, 1977

James I. Trotter Jr.
Mildred Trotter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named James I. Trotter, Jr. and wife, Mildred Trotter 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 16th day of December, 19 77.

Edna S. Woods, Notary Public.

Commission expires 4-23-1978

DEC20F CONV 16,000.00
DEC20F S'TAX B* 41.60
DEC20F PR'FEE B* .50
DEC20F W'DEED B* 4.00 * 46.10

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 .....