THIS INSTRUMENT WAS PREPARED BY:
H. Lofton Frakes
2213 Fernwood Drive
Nashville, Tenn. 37216

WARRANTY DEED

BOOK 5251 PAGE 225

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Lofton Frakes	Same	MAP 33-8
(NAME) 2213 Fernwood Drive	(NAME)	Par-26
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37216	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
Ten and No/100---------- *Dollars,*
Cash in hand paid by H. Lofton Frakes, and other good and valuable considerations, the receipt of which is hereby acknowledged;

I, Minnie F. Hagewood, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said
H. Lofton Frakes,
his *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot 68, on the Plan of Section I, Gatewood Subdivision, as of record in Book 3300, Pages 47 to 52, both inclusive, Register's Office, to which plan reference is here made for a more complete and accurate description.

This conveyance is made subject to the following easements and restrictions.

Easements of record in Book 3370, Page 121, and Book 3398, Page 438 and TVA easement of record in Book 2883, Page 615, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to D. V. Hagewood and wife, Minnie F. Hagewood by deed from Jones Lumber Company, Incorporated, as of record in Book 4073, Page 440, Register's Office for Davidson County, Tennessee. The said D. V. Hagewood having since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 5,105.00
Subscribed and sworn to before me, this the 9th day of February 19 78
Affiant H. Lofton Frakes
My commission expires 11/8/80 (Affix Seal)
Notary Public W. W. Williams

This is { unimproved ( ) improved ( ) } property, known as Gates Road, Goodlettsville, Tenn.
(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
H. Lofton Frakes
his *(successors),*
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* H. Lofton Frakes, his
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 6th *day of* February, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Minnie F Hagewood
X

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary A. Evans, a Notary Public in and for said County and State, Minnie F. Hagewood, a widow

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 6th day of February, 1978.

Mary A. Evans Notary Public

Commission expires Oct. 16th, 1981

NOTARY PUBLIC DAVIDSON COUNTY

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.....

FEB-9 78	CONV	*5,105.00				
FEB-9 78	S'TAX		B*	13.26		
FEB-9 78	PR'FEE		B*	.50		
FEB-9 78	W'DEED		B*	4.00	*	17.76

WARRANTY DEED

FROM
Minnie F. Hagewood, a widow
TO
H. Lofton Frakes

E 4981 2

IDENTIF. REFERENCE

FEB 9 11 21 AM '78

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