THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5257 PAGE 790

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Marshall Gaither Frazer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 1978.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 25, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marshall Gaither Frazer and wife, Virginia Sharber Frazer (NAME)	same (NAME)	130-7-91
3908 Trimble Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	(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, James M. Shields and wife, Ruth P. Shields

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marshall Gaither Frazer and wife Virginia Sharber Frazer

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:

LAND in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 217 and 218 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a survey made by S. R. Sanford, Jr., Surveyor, November 21, 1945, as follows:

BEGINNING on the northerly margin of Trimble Road, as now located, 100 feet west of the northwest corner of said Road and Brighton Avenue; thence with the northerly margin of said Road, westwardly 100 feet to a stake; thence northwardly 278 feet 6 inches to a stake in the southerly line of Lot No. 219; thence with said line, eastwardly 100 feet to a stake 100 feet west of the westerly margin of said Avenue; thence southwardly 255 feet 11 inches to the beginning.

BEING the same real property conveyed to James M. Shields and wife, Ruth P. Shields by deed from Nicholas Hobbs and wife, Mary T. Hobbs of record in Book 2698, page 557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrance:
(1) 1978 taxes, to be prorated and assumed by Grantees.

This is unimproved ( ) improved (XX) property, known as 3908 Trimble Road, Nashville, Tennessee 37215
(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 hands this 20th day of February, 1978

James M. Shields
JAMES M. SHIELDS

Ruth P. Shields
RUTH P. SHIELDS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Shields and wife, Ruth P. Shields

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 Nashville, Tennessee, this 20th day of Feb, 1978.

Commission expires My Commission Expires August 15, 1979.

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM

TO

E 52684

IDENTIF. REFERENCE

MAR 1 10 38 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-1 78	CONV	49,000.00			
MAR-1 78	S'TAX		B*	127.40	
MAR-1 78	PR'FEE		B*	.50	
MAR-1 78	W'DEED		B*	4.00	* 131.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.