This instrument prepared by:

This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5375 PAGE 909

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| James R. Frazier and wife, Cynthia C. Frazier (NAME) | First Federal S. + L. Assn. (NAME) | Map 127 |
| 7752 Harding Road (STREET ADDRESS OR ROUTE NUMBER) | 4th + Union (STREET ADDRESS) | Parcel 76.1 |
| Nashville, Tn. 37205 (CITY) (STATE) (ZIP) | Nashville, Tn. (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100---------- ----------($10.00)---------- *Dollars,*
cash in hand paid by James R. Frazier and wife, Cynthia C. Frazier and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James R. Frazier and wife, Cynthia C. Frazier have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $25,000.00, secured by deed of trust of record in Book 4524, page 854, Register's Office for Davidson County, Tennessee,

We, James R. Lankford and wife, Dorothy P. Lankford

*have this day bargained and sold, and do hereby transfer and convey unto the said* James R. Frazier and wife, Cynthia C. Frazier,

*the Grantees herein, their (successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in the 9th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point north 77° 31' west 525.4 feet from a monument in the southerly margin of Bellevue Manor Drive where it joins the westerly boundary of Bellevue Manor Subdivision, and being the northwest corner of Lot No. 1 in said Subdivision, the plan of which is of record in Book 3600, page 33, Register's Office for Davidson County, Tennessee, and running the following courses and distances; South 2° 42' east 332.01 feet to a point; thence south 82° 12' west 374.18 feet to a point; thence north 38° 29' East 375 feet to a point; thence north 28° 44' east 105 feet to a point; thence north 73° 59' east 26 feet to a point marked by an iron pin; thence south 77° 31' east 47.32 feet to the point of beginning.

Together with a permanent and perpetual easement 15 feet wide as a roadway & right of way for the purpose of ingress and egress to and from above described property to and from U. S. Highway 70 South, the center line of said easement is described in Book 3822, page 139, and in Book 4103, page 634, and by deed of correction in Book 4351, page 89.

Being the same property conveyed to James R. Lankford and wife, Dorothy P. Lankford by deed from Mable L. Harris, formerly Washburn of record in Book 4524, page 852, said Register's Office.

This conveyance is subject to an easement for TVA power line or lines of record in Book 2274, page 96; Book 3184, page 14; Book 3221, page 261, and Book 3572, page 251, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 14th day of Dec., 1978.

My commission expires: 4/24/80 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 7752 Harding Road, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

*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* 14th *day of* December *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.*

James R. Lankford

Dorothy P. Lankford

This instrument prepared by:

BOOK 5375 PAGE 910

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Enoch, *a Notary Public in and for said County and State,* James R. Lankford and wife, Dorothy P. Lankford

*the within named 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* 14th *day of* Dec., *19* 78

Mary Enoch
*Notary Public*

NOTARY PUBLIC AT LARGE

*Commission expires* 4/21/80

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*.....

**WARRANTY DEED**

93535573

FROM
James R. Lankford and wife,
Dorothy P. Lankford

TO

James R. Frazier and wife, Cynthia C. Frazier

F 0 5 5 0.5

IDENTIF. REFERENCE

DEC 18 9 19 AM '78

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

| | | | | | |
|---|---|---|---|---|---|
| DEC 18 78 | CONV | 75,000.00 | | | |
| DEC 18 78 | S'TAX | | 2* | 195.00 | |
| DEC 18 78 | PR'FEE | | B* | .50 | |
| DEC 18 78 | W'DEED | | B* | 4.00 | * 199.50 |


Compliments of
**Chicago Title Insurance Company**
**First Floor — First American Center**

**Phone 255-4631**
**NASHVILLE, TENNESSEE 37238**

**Chicago Title Insurance Company**
2000 Richard Jones Road
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