THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY-LANCASTER & FARMER, ATTORNEYS
SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

(from information furnished by others)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mr. & Mrs. Duncan S. Fraser (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	64 12 A
202 Jackson Trace (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	202
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	

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WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Fidelity Federal Savings and Loan Association as recorded in Book 5213, Page 919, Register's Office for Davidson County, Tennessee, we, JAMES P. SHEETS and wife, CONNIE SHEETS, herein referred to as the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said DUNCAN S. FRASER and wife, SANDRA A. FRASER

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

Being a certain building identified as property map No. 202 as shown on the plan of Fox Run Section One (A Condominium), of record in Book No. 4860, Page 52, in said Register's Office, and said description is incorporated herein by reference thereto.

BEING the same property conveyed to James P. Sheets and wife, Connie Sheets by deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, of record in Book 5213, Page 916, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to terms, conditions, provisions, covenants, easements, and rights established by and contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run, Section I, of record in Book 4956, Page 582, said Register's Office, and the By-laws of the Fox Run Condominium Association of record in Book 4956, Page 590, Register's Office for Davidson County, Tennessee; and the Restrictive Covenants of record in Book 4465, Page 109, and Book 4465, Page 102, Register's Office for said County.

COVENANTS between the parties, but not running with the land are as follows: Grantors' escrow deposit with Fidelity Federal Savings & Loan Association is to be transferred to the Grantees at the Grantees' cost; Grantors to remove all curtains, drapes and road, and bar in family room and light fixtures in dining room.

unimproved ( )
This is improved (X) property, known as 202 Jackson Trace (House Number) (Street)
Hermitage, Tennessee 37076 (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 12 day of July, 19 79.

James P. Sheets
JAMES P. SHEETS

Connie L. Sheets
CONNIE SHEETS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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 Hermitage, Tennessee, this 12 day of July, 1979.

My commission expires 8/4/80 Notary Public Lloyd H. Griffin

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 _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,520.45
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this _____ day of July, 19 79.

My commission expires 8/4/80 Notary Public Lloyd H. Griffin

This instrument was prepared by:

DAVID R. KENNEDY, ATTY., LANCASTER & FARMER, ATTYS. SUITE 100, 4207 LEBANON RD., HERMITAGE, TENN. 37076
Name (from information furnished by others) Address

WARRANTY DEED

FROM JAMES P. SHEETS and wife, CONNIE SHEETS

TO DUNCAN S. FRASER and wife, SANDRA A. FRASER

F. 40621

IDENTIF. REFERENCE

JUL 18 9 04 AM '79

FELIX Z. ... SON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53520.45- CO	
			139.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 145.60-	
7105A07/18/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 40621

IDENTIF. REFERENCE

JUL 18 9 04 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 697814