WARRANTY DEED

READ E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
11n-13-71	Thomas M. Frazier Peggy A. Ivie	Mercantile Mortgage Company P.O. Box [illegible] St. Louis, MO [illegible]
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
168A-D#33	[illegible] Graybar Lane	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 5550 PAGE 664

James E. Gray and wife, Denise M. Gray
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas M. Frazier and Peggy A. Ivie

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Dan B. Yearwood's Subdivision, as of record in Book 1424, page 48, Register's Office for said County.

Said Lot No. 18 fronts 75 feet on the north side of Graybar Lane and extends back 175 feet on the east line and 161.7 feet on the west line to a dead line in the rear measuring 77.6 feet thereon.

Being the same property conveyed to James E. Gray and wife, Denise M. Gray, by deed from Thomas L. Pettigrew and wife, Cynthia S. Pettigrew, as of record in Book 5016, page 207, Register's Office for said County.

This conveyance is made subject to restrictions in Book 1471, Page 207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 27th day of December , 19 79

James E. Gray

Denise M. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5550 PAGE 665

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named [illegible]

the bargainor(s), with whom I am personally acquainted, and who acknowledged that [illegible] executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], Tennessee, this, the [illegible] day of [illegible], 19[illegible].

My commission expires: [illegible]

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1979

MY COMMISSION EXPIRES [illegible] (AFFIX SEAL)

Notary Public

F 70545

IDENTIF. REFERENCE

JAN 3 1 01 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

James F. Gray

Irvine H. Gray

TO

Thomas N. Frazier

Henry A. Ivie

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR 5550 PGE 666

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 MOFEE	
			CHECK	149.50-
			5144A01/03/80 GAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F70545

IDENTIF. REFERENCE

JAN 3 1 01 PM '80

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

No. 734739