5475 02/29 142.48- CHECK

THIS INSTRUMENT WAS PREPARED BY
OAK [illegible] SERVICE
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

Mail

WARRANTY DEED

BOOK 5572 PAGE 162

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Katheryn Pate Byrd	Fidelity Federal Savings	117-4
(NAME) 2510 Oakland Avenue	& Loan Association 401 Union Street	#19
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	24W-1325
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings & Loan Association, secured by a deed of trust of record in Book 4961, page 418, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

GEORGE V. FRATER and wife, BETSY D. FRATER

have this day bargained and sold, and do hereby transfer and convey unto the said

KATHERYN PATE BYRD
her

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being the northerly half of Lot No. 190 on Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 190 fronts 50 feet on the eastely side of Oakland Street and runs back beteween parallel lines 175 feet to an alley.

Being the same property conveyed to George V. Frater and wife, Betsy D. Frater, by deed from heirs at law of W. D. Morris, Sr. of record in Book 4961, page 416, Register's Office for Davidson County, Tennessee.

This property in conveyed subject to a deed of trust against same made by the grantors Dated October 9, 1975, in the amount of $26,000.00, and recorded in the Register's Office for Davidson County, Tennessee in Book 4961, Page 418. The grantee agrees to assume and pay the same as part of the consideration of this conveyance. The grantee also hereby assumes the obligation of George V. Frater and wife, Betsy D. Frater under the terms of the instruments creating the loan to imdemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,322.32

Subscribed and sworn to before me, this the 25th day of February 19 80

Affiant Katheryn Pate Byrd

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 2510 Oakland Avenue (House Number) (Street), Nashville, P. O. Address: Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

KATHERYN PATE BYRD
her

(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,* except for 1979, 1980 taxes; deed of trust in Bk.4961,p.418;plan of record in Bk.421,p.34

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* KATHERYN PATE BYRD
her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 28th *day of* February, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x George V. Frater
George V. Frater

x Betsy D. Frater
Betsy D. Frater

FLORIDA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)

BOOK 5572 PAGE 163

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* George V. Frater and wife, Betsy D. Frater

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 Tampa FLORIDA ~~TENNESSEE~~
this 28 *day of* Feb, *19*80.

George V. Frater, Jr. *Notary Public*

Notary Public, State of Florida At Large
My Commission Expires Feb. 27, 1982
Bonded By Western Insurance Co.

Commission expires

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

FROM

George V. Frater et ux

TO

Katheryn Pate Byrd

F 78709

mail to

RUSH

IDENTIF. REFERENCE

FEB 29 1 27 PM '80

FEE $ ... DAVIDSON CO REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5572 PAGE 164

FOR _____

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

52322.38- CO
135.58 CO TX
.50 PRFEE
6.00 WDEED
CHECK 142.48-
5475A02/29/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78709

IDENTIF. REFERENCE

FEB 29 1 27 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 744690