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

BOOK 5739 PAGE 760

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ricky T. Frazier and Cathey S. Bradford	Fidelity Federal Savings & Loan Assn	16-136
(NAME) 200 Apple View Court	(NAME) 401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Ricky T. Frazier and Cathey S. Bradford 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 Ricky T. Frazier and Cathey S. Bradford have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $42,400.00, secured by deed of trust of record in Book 5660, page 890, Register's Office for Davidson County, Tennessee,

We, Edward Grigsby Bracy, Jr. and wife, Hazel Walker Bracy

have this day bargained and sold, and do hereby transfer and convey unto the said Ricky T. Frazier and Cathey S. Bradford

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Lama Terra Subdivision, Section 1, as of record in Book 4860, page 33, Register's Office for said County.
Said Lot No. 52 fronts 259.6 feet on the easterly side of Apple View Drive and fronts 181.0 feet on the southerly side of Apple View Court, said frontages being joined by a curve, having a length of 37.19 feet, and runs back 225.7 feet on the easterly line and 247.7 feet on the southerly line, to a point of intersection.

Being the same property conveyed to Edward Grigsby Bracey, Jr. and wife, Hazel Walker Bracey, by deed from Allen P. Connell and wife, Mae C. Connell, as of record in Book 1675, page 11, said Register's Office, and also a portion of the property conveyed to E. G. Bracy and wife, Hazel W. Bracy by deed from Bobby D. Woodall and wife, Dorothy H. Woodall, as of record in Book 4819, page 184, Register's Office for said County, the said Edward Grigsby Bracey, Jr. and E. G. Bracy being one and the same person, and the said Hazel Walker Bracey and Hazel W. Bracy being one and the same person.

This conveyance is subject to the plan of record in Book 4860, page 33, Register's Office for said County, which shows an Owner's Certificate, a 40-foot setback line from Apple View Court and Apple View Drive, a 10-foot utility and drainage easement, 2 sewage absorption fields and a 2.5 x 20-foot anchor easement; and restrictive covenants of record in Book 4766, page 211, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 53,500.00

Subscribed and sworn to before me, this the 28th day of April 19 81

Affiant Ricky T. Frazier

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Ensley

unimproved ( )
This is improved (X) property, known as 200 Apple View Court a/k/a 7234 Apple View Drive, Goodlettsville, Tennessee 37072
(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, except for 1981 taxes which are assumed by the purchasers.

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 28th *day of* April *19* 81*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward Grigsby Bracy, Jr.
Edward Grigsby Bracy, Jr.

Hazel Walker Bracy
Hazel Walker Bracy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Emory, *a Notary Public in and for said County and State,* Edward Grigsby Bracy, Jr. and wife, Hazel Walker Bracy,

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 28th *day of* April, *19* 81

Mary Emory *Notary Public*

Commission expires 4/8/84

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 .....

3266 05/01 145.60- CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Edward Grigsby Bracy, Jr. and wife, Hazel Walker Bracy

TO
Ricky T. Frazier and Cathey S. Bradford

G 39872

IDENTIF. REFERENCE

MAY 1 8 50 AM '81

FELIX Z. WILSON II 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 _____

FOR BOOK 5739 PAGE 762

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
			53500.00- CO	
			139.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 145.60-	
3266A05/01/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 8 7 2

IDENTIF. REFERENCE

MAY 1 8 50 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 819645