his instrument prepared by:
oseph B. Pitt, Jr., Attorney
irst American Center
ashville, Tennessee 37238

WARRANTY DEED

BOOK 5739 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alvin C. Frakes and wife, Susan Borum Frakes	SAME	72-3-197
(NAME)	(NAME)	
4029 Tripoli		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Corpus Christi, Texas 78411		
(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 Alvin C. Frakes and wife, Susan Borum Frakes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, T. Walton Sadler, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Alvin C. Frakes and wife, Susan Borum Frakes

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. 124 on the map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said Lot No. 124 fronts 100 feet on the north side of Greenfield Avenue, and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to T. Walton Sadler and wife, Carrie H. Sadler by deed from Bessie W. Reynolds and husband, W. E. Reynolds, of record in Book 772, page 718, Register's Office for said County, the said Carrie H. Sadler having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,700.00

Subscribed and sworn to before me, this the 27th day of April 19 81

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 1117 Greenfield Avenue, Nashville, Tennessee 37216
(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 prorated and 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 1st *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.*

X T. Walton Sadler

T. Walton Sadler

BOOK 5739 PAGE 767

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ Citrus

Personally appeared before me, Bette B. Barga, *a Notary Public in and for said County and State,* T. Walton Sadler, unmarried, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Crystal River, Florida ~~Tennessee~~, *this* 1st *day of* April, *19* 81

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC 20 1984
BONDED THRU GENERAL INS, UNDERWRITERS

Commission expires

Bette B. Barga *Notary Public*

BETTE B. BARGA NOTARY PUBLIC STATE OF FLORIDA

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.....

3268 05/01 91.52- CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 39399
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
T. Walton Sadler

TO
Alvin C. Frakes and wife,
Susan Borum Frakes

G. 3. 9 8 7 4

IDENTIF. REFERENCE

MAY 1 8 52 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 ~~BOOK~~ 5739 ~~PAGE~~ 768

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
			32700.00-	CO
			85.02	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	91.52-
			3268A05/01/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 8 7 4

T
IDENTIF. REFERENCE

MAY 1 8 52 AM '81

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

No. 819647