FILE BOX 3

FORM No. WD-1

BOOK 6095 PAGE 523

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,450.00

Velma D. Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY 1983

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10-28-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Velma B. Frazier (NAME)	Mortgage Trust Company (NAME)	Map 50-13
P. O. Box 60296 (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road, Suite 100 (STREET ADDRESS)	Parcel 5
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	12DZ-95104

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Wayne Reed, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Velma B. Frazier, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 16 on the Plan of Golden Valley Estates, Section I, as of record in Plat Book 4175, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED by specifically EXCLUDED from the above legal description is a conveyance to the State fo Tennessee of record in Book 4665, Page 900, Register's Office for said County, to which Deed reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Larry Wayne Reed, by deed from Robert G. Waters and wife, Judy Lyell Waters, of record in Book 6018, Page 686, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 4447, Page 108 and Book 4447, Page 594, Register's Office for said County.

THIS conveyance is subject to a 30 foot Minimum Building Setback Line from Richmond Hill Drive and 5 foot Public Utility and Drainage Easements along side lot lines.

THIS conveyance is subject to any and all existing restriction and easements of record.

THIS conveyance is subject to a Deed of Trust payable to Mortgage Trust Company in the original amount of $36,550.00 of record in Book 6018, Page 689, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 2152 Richmond Hill Drive (House Number) (Street) Nashville, Tennessee 37207 (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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. Wherever 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 my hand this 14th day of July, 19 83

Larry Wayne Reed, a single person

07/15 103.74- CHECK

2068

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 Larry Wayne Reed, a single person

the 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 Nashville, Tennessee, this 14th day of July, 19 83.

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainer, and corporation, and that (he) as such (they) and, being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at on this the day of 19

My commission expires

Notary Public

H 6 0 5 9 9

IDENTIF. REFERENCE

JUL 15 9 45 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Larry Wayne Reed

TO

Velma B. Frazier

RETURN TO:

SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

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FOR_____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37450.00-	CO
			97.24	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	103.74-
2068A	07/15/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0 5 9 9

IDENTIF. REFERENCE

JUL 15 9 45 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963793