FORM NO. WD-1

BOOK 6407 PAGE 495

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October 19 84.

Notary Public

MY COMMISSION EXPIRES: Oct 19 1985

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Buck, Baker & Bramlett, 7003 Chadwick Drive, Suite 140, Brentwood, TN 37027

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Keith Fain (NAME)	National Mortgage Company (NAME)	
111 Benson Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	96-01-20
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	3DZ-66160

FOR AND IN 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, J. H. Baker, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Keith Fain and Helen F. Frazier

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:

LAND in Davidson County, Tennessee, being a part of Lot No. 8 and part of Lot No. 10 on the Plan of the Subdivision of Jerry Bowen Land, as recorded in Plan Book 2, page 134, Chancery Court for Davidson County, Tennessee, and described according to a survey by John D. McCormick, described as follows, to wit:

BEGINNING at an iron pin in the southerly margin of Benson Road, said point being the northwest corner of the property conveyed to Houston L. Jordan, by deed of record in Book 5739, page 113, Register's Office for Davidson County, Tennessee, and the northeast corner of the herein described property; thence south 1 deg. 51' west 150.0 feet to an iron pin; thence south 87 deg. 12' east 80.0 feet to an iron pin located in the westerly boundary line of the Carl N. Gessler property described in deed of record in Book 5512, page 480, Register's Office for Davidson County, Tennessee; thence along the westerly margin of the Gessler property, South 1 deg. 51' west 189.0 feet to an iron pin, said point being the southeast corner of the herein described property and the boundary line of the property belonging to Stephen P. Sandler, Trustee, as described in the deed from Donelson Shopping Center Corp. of record in Book 5468, page 688 through 700, Register's Office for Davidson County, Tennessee, shown on said Plat as shopping center property; thence with the common boundary line north 86 deg. 59' west 169.35 feet to an iron pin; thence north 2 deg. 35' east 158.5 feet to a point, said point being the southeast corner of the Wilson B. McCord property described in Deed Book 2875, page 623, Register's Office for Davidson County, Tennessee; thence with the McCord easterly boundary line North 7 deg. 29' east 180.4 feet to an iron pin in the southerly margin of Benson Road; thence along the southerly margin of Benson Road, South 87 deg. 16' east 72.3 feet to the point of beginning, containing 1.01 acres, more or less. **

This is (unimproved XX) improved (XX) property, known as 111 Benson Avenue, Nashville, TN 37214
(House Number) (Street) (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 heirs 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 convey 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 11th day of October, 19 84

J. H. Baker, Trustee

J. H. Baker, Trustee

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

BOOK 6407 PAGE 496

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. H. Baker, Trustee

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 Brentwood, Tennessee, this 11th day of October 1984

Commission expires OCT 19, 1985

Geo. E Crawford
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
J. H. Baker, Trustee

TO
Ronald Keith Fain
Helen F. Frazier

STATE OF TENN. REAL ESTATE TRANSFER TAX
OCT 19 10 50 AM 1984
DAVIDSON COUNTY, TN

1576

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37072

**CONTINUATION OF LEGAL DESCRIPTION

Being the same property conveyed to J. H. Baker, Trustee, by deed from Elvin D. Sanford and wife, Louise Sanford of record in Book 6211, Page 251, Register's Office, Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6407 PAGE 497

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- CAMT.	
			143.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
0184A10/19/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 7 7 6 2

IDENTIF. REFERENCE

OCT 19 10 50 AM '84

REGISTER
DAVIDSON COUNTY, TN

No0078442