This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Safeco Title Insurance Company, Trustee P. O. Box 2960 Nashville, Tennessee 37219	Same	Map 104-2, Parcel 42 Map 92-14, Parcels 49 and 50

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, PAULINE FRAZIER, a widow, the Grantor herein, has bargained and by these presents does transfer and convey unto SAFECO TITLE INSURANCE COMPANY, TRUSTEE, the Grantee herein, its successors and assigns, with full power to sell, transfer, convey, mortgage, or encumber in any manner whatsoever all without joinder of any other party, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract No. 1

Being Lot No. 84 on the Revised Map of West End Park as of record in Book 421, pages 82 and 83, R.O.D.C. Tennessee, and more particularly described as follows: Said Lot No. 84 fronts seventy-five (75) feet on the north side of Parthenon Street, and extends back in a northerly direction between parallel lines, one hundred and fifty (150) feet to an alley in the rear.

Being part of the same property conveyed to John O'Neal Frazier by deed from Alice Robertson Bentley et al dated September 11, 1930, and of record in Book 833, page 345, Register's Office for Davidson County, Tennessee. Pauline Frazier received title to this property by the Will of John O'Neal Frazier who died on December 27, 1968.

Included in this conveyance is an additional parcel on the northerly side of the aforementioned parcel and adjacent to said northerly line and running northerly between parallel lines 8 feet to the center of the aforementioned alley.

Tract No. 2

Being Lot No. 3 of the plat of a subdivision of 10-1/2 acres, owned by the West Park Land Company and recorded in Book 421, page 177, R.O.D.C. Tennessee and more particularly described as follows:

Said Lot No.3 fronts fifty (50) feet on the south side of Holman Street, and extends back in a southerly direction, between parallel lines 135 feet to an alley in the rear.

Being part of the same property conveyed to John O'Neal Frazier by deed from Alice Robertson Bentley et al dated September 11, 1930, and of record in Book 833, page 345, Register's Office for Davidson County, Tennessee. Pauline Frazier received title to this property by the Will of John O'Neal Frazier who died on December 27, 1968.

Included in this conveyance is an additional parcel on the southerly side of the aforementioned parcel and adjacent to said southerly line and running southerly between parallel lines 8 feet to the center of the aforementioned alley.

11/69 339.50 CHECK

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Tract No. 3

Being Lot No. 2, on the plat of a subdivision of 10-1/2 acres, owned by the West Park Land Company, as of record in Book 421, page 177, R.O.D.C. Tenn.,

Said Lot No. 2, fronts 50 feet on the south side of Holman Street, and extends back between parallel lines 135 feet to an alley;

Being the same property conveyed to John O'Neal Frazier and wife, Melissa Frazier, by deed from R. L. Bell, Trustee for E. B. Long and Wm. McMurry dated March 26, 1925, and of record in Book 821, page 216, Register's Office for Davidson County, Tennessee. Melissa Frazier is now deceased and John O'Neal Frazier was the only heir of Melissa Frazier. Pauline Frazier received title to this property by the will of John O'Neal Frazier who died on December 27, 1968.

Included in this conveyance is an additional parcel on the southerly side of the aforementioned parcel and adjacent to said southerly line and running southerly between parallel lines 8 feet to the center of the aforementioned alley.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as to the tenancy of Mrs. Leon (Faye) Dotson. Taxes for 1984 are to be prorated as of the date of this deed. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 28 day of Nov., 1984.

Pauline Frazier
PAULINE FRAZIER

I 6 6 5 0 4

IDENTIFICATION REFERENCE

Nov 29 10 09 AM '84

DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie Tribble, a Notary Public of said county, Pauline Frazier, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of November, 1984.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC

My Commission Expires:

9-20-86

* * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $150,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed this 28 day of November, 1984.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC

My Commission Expires:

9-20-86

JH/vge

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6435 PAGE 654

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 399.50-
0795A11/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 5 0 4

IDENTIF. REFERENCE

Nov 29 10 09 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0088737