ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Lonnie E. Maze, Jr., et ux	Same	Map 182
5938 Cain Ridge Road	Same	P/O Par 31
Antioch, TN 37013	Same	

Mail

WARRANTY DEED

BOOK 6558 PAGE 694

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Fred A. Fraker and wife, Dorothy M. Fraker, have bargained and sold, and by these presents do transfer and convey unto the said Lonnie E. Maze, Jr. and wife, Dyeanne Maze, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at point in the middle of Cain Ridge Road, being the northwest corner of the Metropolitan Board of Education and the southwest corner of the present tract, according to a plat by Ralph Roberson, Jr., dated September 29, 1970, which shows a division of the Maze-Fraker Property, not of record. South 85 deg. 36 min. east 410.74 feet to a point also the property line of said property and the Metro Board of Education property and the Olive Branch Church property to a post; thence south 1 deg. 30 min. east 202 feet to an iron pin; thence north 85 deg. 57 min. east 300 feet to a point; then in a northwesterly direction 414 feet to a point which intersects the Maze and Fraker property which line intersection runs south 71 deg. 21 min. east; thence west along said boundary line 185 feet to an iron pin; thence north 85 deg. 24 min. west 415.61 feet to the center of Cain Ridge Road; thence in a southerly direction along said center to the point of beinning, containing 4.54 acres, more or less.

Being part of the same property conveyed to Fred A. Fraker by deed from Fred A. Fraker and wife, Dorothy M. Fraker of record in Book 4995, Page 282, Register's Office for Davidson, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

Unimproved property, known as: 4.54 acres, more or less, Cain Ridge Road, Antioch, TN 37013

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.

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 8 day of May, 1985.

Fred A. Fraker
FRED A. FRAKER

Dorothy M. Fraker
DOROTHY M. FRAKER

CHECK

3775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6558 PAGE 695

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRED A. FRAKER AND WIFE, DOROTHY M. FRAKER, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of May, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/24/1988

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 6,000

Fred A. Fraker
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF May, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
8/24/1988

J 0 5 4 1 8

IDENTIF. REFERENCE

MAY 16 12 57 PM '85
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Charles C. Morrow, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 832-0138

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6558 PAGE 696

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

6000.CO- CAMT.
15.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 22.10-
8775A05/16/85 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O.S. 4.1.8

IDENTIF. REFERENCE

MAY 16 12 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135438