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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

85,000.00 Clinton H. Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 1985.

Notary Public

MY COMMISSION EXPIRES: July 28, 1989

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton H. Frazier (NAME)	SAME (NAME)	MAP 44-11
409 Jones Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 192
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-43905

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, Thomas Richard Jones and wife, Deborah White Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clinton H. Frazier and wife, Bernice C. 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:

BEING Lot No. 2 on the Map of River Vista Subdivision, of record in Book 1424, page 118, Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the easterly side of Jones Street and runs back between lines 540 feet, more or less, on the north line and 544 feet, more or less, on the south line, to the low water mark of the Cumberland River, on which it measures 105 feet, more or less.

Included in the above description, but excluded therefrom, is the following described property:

A tract of land situate on the left descending bank of the Cumberland River, in the River Vista Subdivision, 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the line of the lands now or formerly of the Trustee, Old Hickory Church of Christ, said point being South 89 degrees, 45 minutes East 484 feet from the most northwesterly corner of the lands of the subject owner, and the most southwesterly corner of the lands of the Trustees of Old Hickory Church of Christ; thence, from the point of beginning, and along said Church of Christ line, South 89 degrees, 45 minutes East 62 feet to a point in the low water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line, a distance of 105 feet, more or less, to a corner common to the lands now or formerly of David B. and Hesta S. Irvine; thence, leaving said water line, and along said Irvine line, North 89 degrees 45 minutes West 67 feet; thence, severing the land of the subject

This is unimproved ( ) improved (XX) property, known as 409 Jones Street, Old Hickory, TN 37138
(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 our hands this 30th day of October, 19 85

Deborah White Jones — Thomas Richard Jones

Deborah White Jones — Thomas Richard Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Richard Jones and wife, Deborah White Jones

the bargainorS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1985

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE

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

STATE OF TENNESSEE, DAVIDSON COUNTY
RECEIVED FOR RECORD AND RECORDED
'85 DEC 18 AM 8:58
REGISTER

CERTIFIED REFERENCE

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TINUATION OF LEGAL DESCRIPTION

owner, Due North 100 feet to the point of beginning, containing fifteen hundredths (0.15) of an acre, more or less.

BEING the same property conveyed to Thomas Richard Jones and wife, Deborah White Jones by deed from Grace Macdougall Mynatt and Alice W. Dorrier, Co-Executrixes of the Will of Edna G. Macdougall, deceased, of record in Book 5643, page 689, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

WARRANTY DEED

FROM
Thomas Richard Jones
Deborah White Jones

TO
Clinton H. Frazier
Bernice C. Frazier

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

850[illegible].00- CAPIT.
281.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 287.50-
2024A10/31/85 BAL .00

RECEIPT IS NOT VOID UNTIL CHECK IS PAID BY BANK

49085

IDENTIFICATION REFERENCE

OCT 31 9 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 187342