| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| JAMES M. FRITH | SAME | Map 72-13 |
| c/o Dobson & Johnson, Inc.<br>One Commerce Place, Suite 1800 | (NAME) | Parcel 422 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 27W-25115 |
| Nashville, TN 37239 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of TEN & 00/100---------- ($10.00)----------DOLLARS cash in hand paid by the Grantee, JAMES M. FRITH, and other good and valuable considerations, receipt of which is hereby acknowledged;

we, HELEN C. EMERTON, Unmarried, and CHARLOTTE EMERTON BIRTHRIGHT, Unmarried

have bargained and sold, and by these presents do transfer and convey unto the said JAMES M. FRITH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING the east part of Lot No. 12 on the Plan of Eastland Heights Baptist Church Subdivision of Blocks "B" and "C" of Young Wilhoite's Plan of the Douglas Property, of record in Book 421, Page 155, Register's Office said County, and described as follows:

BEGINNING at a point in the south margin of Douglas Avenue at the corner of Lots Nos. 12 and 13; thence with the line between said lots southerly 88 feet 6 inches to the northerly margin of said alley westerly 64 feet more or less to the easterly line of the Gallatin Road as widened, being the easterly line of a strip of 8 feet of ground conveyed to the City of Nashville by deed from H. E. Waller and wife, of record in Book 1021, Page 373, said Register's Office; thence along the easterly line of the Gallatin Road as widened and along the easterly line of said 8-foot strip northerly 72 feet more or less to the south margin of Douglas Avenue; thence with the margin of the same easterly 61 feet 6 inches more or less to the point of beginning.

BEING the same property conveyed to Helen C. Emerton and Charlotte Emerton Birthright, by deed from Robert Clifton Cantrell, Unmarried, of record in Book 4721, Page 434, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1100 Douglas Avenue (House Number) (Street)
Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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 31st day of December, 19 85.

Helen C Emerton  Charlotte Emerton Birthright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6756 PAGE 812

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HELEN C. EMERTON, Unmarried, and CHARLOTTE EMERTON BIRTHRIGHT, Unmarried

the bargainor s, 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 Madison, Tennessee, this 31st day of December, 19 85.

My commission expires 7/18/87 Notary Public D. Annette Burton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,750.00 This is equal to or greater than the property would bring at a ~~fair~~ and voluntary sale.

James M. Frith

Sworn to and subscribed before me this 31st day of December, 19 85.

My commission expires 7/18/87 Notary Public D. Annette Burton

| RETURN TO: | This instrument was prepared by: |
|---|---|
| WILLIAM D. CASTLEMAN, ATTORNEY | 101 CUMBERLAND AVENUE MADISON, TN 37115 |
| Name | Address |

6634

IDENTIFICATION REFERENCE

JAN 7 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FEE $ PAID

WARRANTY DEED

FROM HELEN C. EMERTON and CHARLOTTE EMERTON BIRTHRIGHT

TO JAMES M. FRITH

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6756 PAGE 813

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 32750.00- CONVT. | |
| | | | 85.02 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MORTD | |
| | | | CHECK | 91.52- |
| | | | 3270AC1/07/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 6 3 4

IDENTIFICATION REFERENCE

JAN 7 8 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208085