THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 file box 8
jcb

ADDRESS NEW OWNER:
P. Lynne Fraser
354 Hester Avenue
Nashville, TN 37210

SEND TAX BILLS TO:
Third National Mortgage Co.
P.O. Box 2628
Nashville, TN 37219

MAP-PARCEL NUMBERS:
MAP 119-1
PARCEL 35
6DA-15604

BOOK 6788 PAGE 388

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John E. Hulsey, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto P. Lynne Fraser hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

BEING Lot No. 20 and the easterly 3 feet of the southerly 150 feet of Lot No. 21 on the Map of the subdivision of the G. P. Rose Property, as of record in Book 547, page 74, Register's Office, Davidson County, Tennessee.

BEGINNING on the northerly margin of Hester Avenue at a point 3 feet west of the corner of Lot Nos. 20 and 21; thence with the northerly margin of said Hester Avenue eastwardly 63 feet 4 inches to the westerly margin of the right-of-way of the L & N R.R.; thence with said right-of-way northwardly 175 feet 6 inches to the southeast corner of Lot No. 19; thence with the southerly line of Lot Nos. 19 and 18, westwardly 103 feet to the common corner of Lot Nos. 17, 18, 20 and 21; thence with the line between Lot Nos. 20 and 21, southwardly 20 feet; thence at right angles westwardly 3 feet; thence at right angles southwardly 150 feet to the beginning.

BEING the same property conveyed to John E. Hulsey by deed from Diane Artell, unmarried, of record in Book 5730, page 862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Third National Mortgage Company, of record in Book 5730, page 865, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.
This is (un)improved property, known as 354 Hester Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of February, 1986.

John E. Hulsey

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of February, 1986, ~~19xx~~ before me personally appeared John E. Hulsey, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

08/24/86 11:50 FEE: 11

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6788 PAGE 389

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 28,461.28.

P. Lynne Fraser
Affiant

Subscribed and sworn to before me, this the 21st day of February, 19 86

My Commission Expires: 11-24-88

Notary Public

NOTARY PUBLIC STATE OF ILLINOIS

IDENTIFICATION REFERENCE

FEB 24 11 40 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7.7.920

WARRANTY DEED

from:
John E. Hulsey

to:
P. Lynne Fraser

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-24640

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

RECEIVED OF _____

FOR _____

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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

26461.23- CONT.
74.10 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 90.60-
6904A02/24/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.920

IDENTIFICATION REFERENCE

FEB 24 11 48 AM '66

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221389