60441

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6800 PAGE 127

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,768.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 1996.

Deborah E. Hughes
Notary Public

MY COMMISSION EXPIRES: 7/18/97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES D. STUBBS, ATTORNEY, 4343 LEBANON ROAD, HERMITAGE, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William N. Frasch et ux (NAME)	William N. Frasch et ux (NAME)	064-00-0 087.00
353 Willowbough (STREET ADDRESS OR ROUTE NUMBER)	353 Willow bough (STREET ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (P. O. ZIP)	Old Hickory TN 37138 (CITY) (STATE) (ZIP)	

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~~ I, Gail W. Griffin, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William N. Frasch and wife, Sherry Frasch

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:

BUILDING Envelope 104 of Lexington Ltd., Phase I, of record in Book 6250, Page 340, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said Building Envelope.

BEING the same property conveyed to Gail W. Griffin, by deed from Lexington Ltd., Lloyd H. Griffin and Real Estate Advisory & Development Corporation, Co-General Partners (a Tennessee Limited Partnership), of record in Book 6648, Page 305, Register's Office for Davidson County, Tennessee.

CONVEYANCE of such property is made expressly subject to the following: (1) The Plan of record in Book 6250, Page 340, said Register's Office, shows Owner's Certificate, and certain easements and set-back lines; (2) The premises herein is a building envelope which is a part of Lexington Ltd., a Limited Partnership, established pursuant to the laws of the State of Tennessee pertaining thereto, as the same are set out in the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof, of record in Book 6503, Page 20, said Register's Office; also subject to easements, rights and interests in favor of other Unit Owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the Regime and building thereon; and subject also, without limitations, to all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed of record in Book 6503, Page 1, said Register's Office; (3) Taxes for the current year which have been prorated, and the payment of which has been assumed by Grantee.

CHECK

This is unimproved (X) improved ( ) property, known as 104 Keeneland, Hermitage, Tennessee 37076
(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 my hand this 7th day of March, 19 96

Gail W. Griffin

1417

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gail W. Griffin

the bargainor, 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 and official seal at Hermitage, Tennessee, this 7 day of March, 1988.

James D. Smith
Notary Public

Commission Expires 1-19-1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

81690

WARRANTY DEED

FROM

GAIL W. GRIFFIN

TO

WILLIAM N. FRASCH and wife,

SHERRI FRASCH

IDENTIFICATION REFERENCE

MAR 10 10 35 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			25768.00- CAMT.	
			67.08 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	73.58-
14104031	10/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81690

IDENTIFICATION REFERENCE

MAR 10 10 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225776