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

ADDRESS NEW OWNER:
Neil Frazee
6908 Stone Creek Road
Nashville, TN 37221

MORTGAGEE:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tennessee 37219

MAP-PARCEL NUMBERS:
MAP 141-15-B
PARCEL 072-00C0
9D-68388

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, Howard Lander and wife, Gail M. Lander hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Neil Frazee and wife, Barbara R. Frazee 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:

LAND in Davidson County, Tennessee, being Lot No. 98 on the plan of Rolling River Estates, Phase III, of record in Book 5200, page 81, Register's Office for said County.

SAID Lot No. 98 fronts 67.10 feet on the westerly margin of Stone Creek Road and extends back 157.50 feet on the northerly line and 136.90 feet on the southerly line to a dead line in the rear, measuring 85.68 feet thereon.

BEING the same property conveyed to Howard Lander and wife, Gail M. Lander by deed from Barry Construction Co., of record in Book 5787, page 529, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4788, page 950, Book 4871, page 640, Book 4892, page 689 and made applicable to Phase III in Book 5336, page 480, and By-Laws in Book 4892, page 679 and made applicable to Phase III in Book 5336, page 480, said Register's Office and to the matters set forth in the above referenced plan of record.

95198

IDENTIFICATION REFERENCE

APR 28 10 11 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 6908 Stone Creek Road, Nashville, TN 37221.

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 25th day of April, 19 86

Gail M. Lander

Howard Lander

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of April, 19 86, before me personally appeared Howard Lander and wife, Gail M. Lander, 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 their free act and deed.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

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 $ 105,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of April, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Howard Lander and wife, Gail M. Lander

to:
Neil Frazee and wife, Barbara R. Frazee

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

TN-24910

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

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 742

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

105000.00- CAMT.
273.00 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 279.50-
7461A04/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95198

IDENTIFICATION REFERENCE

APR 28 10 11 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 241444