This instrument prepared by Ballew & Freeman, Attys, P.O. Box 1368, Madison, TN 37116

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~XXXXXXXXXXXX~~ Mortgagee:	MAP PARCEL NUMBERS
Edward Lee Frame et ux (NAME)	Covenant Mortgage Corporation (NAME)	91-5-12
652 James Ave. (STREET ADDRESS OR ROUTE NUMBER)	101 Winners Circle, #212 P.O. Box 1988 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged;

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SYLVIA T. ROBERTS by RONALD K. NEVIN, CONSERVATOR

have this day bargained and sold, and do hereby transfer and convey unto the said

EDWARD LEE FRAME and wife, DARLENE TAYLOR FRAME

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of MOSSWOOD Subdivision of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 9 fronts 70 feet on the southerly side of James Avenue and runs back 125.7 feet on the west line and 130 feet on the east line to a dead line in the rear, measuring 46.9 feet thereon.

Being the same property conveyed to Cordell Roberts and wife, Sylvia T. Roberts by deed from Richard C. Joyce and wife, Agnes Joyce of record in Book 3649, page 399, said Register's Office, the said Cordell Roberts having since died. Ronald K. Nevin having been appointed Conservator with power to sell and convey by the Probate Court for Davidson County, Tennessee, Docket No. 76280.

Oct 17 11 18 AM '86

53993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me this the 15 *day of* Oct *19* 86

My commission expires: 11-12-89 *(Affix Seal)*

(Affiant) Edward Lee Frame

Notary Public

This is unimproved ( ) unimproved (XX) property, known as 652 James Avenue, Nashville, TN 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except current year's taxes, prorated this date and assumed by buyers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 fifteenth *day of* October *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sylvia T. Roberts by Ronald K. Nevin
SYLVIA T. ROBERTS by RONALD K. NEVIN, CONSERVATOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Ronald K. Nevin, conservator for Sylvia T. Roberts

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *Tennessee, this* 15th *day of* October, *19* 86

Notary Public

Commission expires 11-13-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Sylvia T. Roberts by
Ronald K. Nevin, Conservator

TO

Edward Lee Frame
and
Darlene Taylor Frame

G60449

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

This instrument prepared by Ballew & Freeman, Attys, P O Box 1368, Madison TN

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

3900[illegible].00- CAMT.
109.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
5496A10/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53993

IDENTIFICATION REFERENCE

Oct 17 11 10 AM '86

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 01707