| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles E. Frasier | same | 147-02 |
| (NAME) | (NAME) | |
| 1714 Green Hills Drive | | 015.00 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## WARRANTY DEED

For and in consideration of the sum of $37,500.00 (thirty-seven thousand five hundred dollars and no/100) DOLLARS

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
APR 2 3 58 PM '87

IDENTIFICATION REFERENCE

1076.1

James Eric Kirkland, Grantor,
have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Frasier

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

Unit A-115, of Caldwell Court Condominiums created under Title 66, Charter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete indentification and description of such Unit.

Being the same property conveyed to John E. Davis by deed from Town & Country Properties, Inc., of record in Book 6205, Page 48, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Eric Kirkland by Warranty Deed from John E. Davis and wife, Carolyn Davis, of record in Book 7088, Page 700, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) unimproved ( ) property, known as 550 Harding Place, Unit A-115, Nashville, TN 37211
(House Number) (Street)

(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 11 day of February, 1987.

JEK James Eric Kirkland

BOOK 7190 PAGE 559

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Linda Brown, a Notary Public in and for said County and State, the within named James Eric Kirkland

the 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 ____, this 12th day of February, 1987.

My commission expires May 13, 1989 Notary Public Linda Brown

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ to be the ____ and ____ respectively of ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as ____ and attesting the same by the said ____ as ____.

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 $37,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles E. Frasier
CEF

Sworn to and subscribed before me this 12th day of February, 1987.

My commission expires May 13, 1989 Notary Public Linda Brown

mail

This instrument was prepared by:
DAVID O. HUFF, ESQ.
SUITE 1601, PARKWAY TOWERS, 404 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37219
Name Address

WARRANTY DEED
FROM JAMES ERIC KIRKLAND
TO CHARLES E. FRASIER

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7190 PAGE 560

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

37500.00- AMT.
105.00 STAX
.50 [illegible]
2.00 [illegible]
CHECK 111.50-
9700304/00/87 BAL .0

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

1076 I.

IDENTIFICATION REFERENCE

APR 2 3 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64722