BOOK 7283 PAGE 710

SEND TAX BILLS TO:
NEW OWNER

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

William E. Kotsch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 87

Thomas W. Lawless
Notary Public

MY COMMISSION EXPIRES: 1-21-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C. 1404 American Trust Building Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Lesa D. Fraker and William E. Kotsch.	First American National Bank of Nashville	104-11-051
(NAME)	(NAME)	
2811 Acklen Avenue	First American Center	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Nashville, TN 37237	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, James Kenneth Fraker and wife, Hazel L. Fraker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lesa D. Fraker and William E. Kotsch as joint tenant with the right of survivorship

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:

Certain Real Estate in Davidson County, Tennessee, being Lot No. 6 of Block 4 on the Plan of Fairfax Place, as of record in Book 547, Page 138, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the southerly side of Acklen Avenue, and runs back 159.56 feet on the east line and 160.03 feet on the west line to a dead line in the rear and measures 60 feet thereon.

Being the same property conveyed to James Kenneth Fraker, Hazel L. Fraker, and Lesa D. Fraker by deed from Mary McCord Smith Wiggins and husband, Joe H. Wiggins of record in Book 5183, Page 798, and further by Quitclaim Deed from Lesa D. Fraker to James Kenneth Fraker and wife, Hazel L. Fraker of record in Book _____, Page _____, Register's Office to Davidson County, Tennessee

4.1.5 7.6.

IDENTIFICATION REFERENCE

JUN 30 4 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 2811 Acklen Avenue (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37212 (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 our hand s this 29th day of June, 19 87

James Kenneth Fraker by Thomas W. Lawless attorney in fact for James Kenneth Fraker

Hazel L. Fraker by Thomas W. Lawless, attorney in fact for Hazel L. Fraker.

STATE OF TENNESSEE
County of _____

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Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Paul M. Buchanan

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 1987.

Commission expires 1-21-90

Thomas W. Lawless

Notary Public

WARRANTY DEED

FROM

James Kenneth Fraker and wife,

Hazel L. Fraker

TO

Lesa D. Fraker and

William E. Kotsch

Prepared by: COMBOS & LAWLESS, P.C.
ATTORNEYS AT LAW
AMERICAN TRUST BUILDING, SUITE 1404
301 UNION STREET
NASHVILLE, TENNESSEE 37201

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

59500.00- CAMT.
168.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 173.10-
5207A06/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4157.6

IDENTIFICATION REFERENCE

JUN 30 4 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99382