File 1

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $0,000.00

X Patricia G. Frensley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 19 87

Mary B. Foster
Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Road Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Patricia G. Frensley (NAME)	Fidelity Federal Savings & Loan (NAME)	49-00
4660 Clarksville Pike (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	078.00
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Nashville, TN (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, Mary F. Easley Mayberry et vir Juston C. Mayberry, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia G. Frensley and James L. Williams, as joint tenants with 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:

Land in the 14th Civil District, described according to a copy of a survey thereof made January 3, 1958, as follows:
Beginning at an iron pin in the east margin of State Highway No. 112, being 657 feet north of the north margin of Steven Lane; thence North 86 deg. East 280.5 feet to the west line of the Wheatley Property; thence along Wheatley's west line, North 7 deg. 30' West 112.5 feet to an iron pin in Resha's line; thence with Resha's south line, South 85 deg. 50' West 273.2 feet to an iron pin in the east line of State Highway No. 112; thence with the line of the same, southerly 112 feet to the point of beginning.
Being the same property conveyed to Jesse M. Easley et ux Mary F. Easley by deed from Paul D. Brown et ux Mary T. Brown, of record in Book 4577, Page 138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
The said Jesse M. Easley having since died.
Mary F. Easley and Mary F. Easley Mayberry being one and the same person

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fidelity Federal Savings & Loan of record in Book 6881, Page 232, said Register's Office with a present unpaid balance of approximately $18,011.59, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Juston C. Mayberry, Sr. joins in this conveyance for the sole purpose of conveying any marital rights he may have.

This is unimproved ( ) improved (XX) property, known as 4660 Clarksville Pike, Nashville, TN 37218
(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 2nd day of October, 19 87

Mary F. Easley Mayberry

Juston C. Mayberry, Sr.

10/05 '87 15:53 CHECK

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 Mary F. Easley Mayberry et vir, Juston C. Mayberry, Jr.

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 Antioch, Tennessee, this 2nd day of October, 19 87.

Mary B. Fisher
Notary Public

Commission Expires November 1, 1987

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 _____

WARRANTY DEED

FROM
Mary F. Easley Mayberry

TO
Patricia G. Frensley and James L. Williams, unmarried persons

7.1.4 8.4.

IDENTIFICATION REFERENCE

Oct 5 11 51 AM '87

DAVIDSON COUNTY, TN

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

A.1.1

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

50000.00- CONT.
140.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.50-
97/1A10/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.48.4.

IDENTIFICATION REFERENCE

OCT 5 11 51 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 23290