DAVIDSON COUNTY, TN
Dec 16 10 05 AM '87
IDENTIFICATION REFERENCE
9 0 8 1 2
0152 12/16 0101 03CHECK 97.50

THIS INSTRUMENT PREPARED BY:
P. V. Jackson, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

Mortgagee: Sovran Bank/Central South formerly Commerce Union Bank

BOOK 7427 PAGE 45

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
Harry L. Frazer 110 Long Valley Brentwood, Tennessee 37204	Owner	155-A-2 39

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,500.00.

AFFIANT

Subscribed and sworn to before me this 14th day of December, 1987.

NOTARY PUBLIC
My Commission Expires: 5-30-88

For and in consideration of the sum of Thirty-Two Thousand Five Hundred and No/100 Dollars ($32,500.00), the receipt of which is hereby acknowledged, the undersigned Grantor, Jeff G. Jones, has bargained and sold and does hereby transfer and convey unto Harry L. Frazer,* hereinafter referred to as the Grantee, and to the said Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

#28.

*an unmarried person,

Being Lot No. 39 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is here made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.

Being part of the same property conveyed to Jeff G. Jones by deed Wallace E. Williams and wife, Mary Castleman Williams, of record in Book 7070, page 37, said Register's Office.

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in the Declarations Of Covenants, Conditions And Restrictions For Montcastle Estates, of record in Book 7170, page 926, as amended in Book 7260, page 295, said Register's Office.

Further, this conveyance is made subject to 1987 taxes, which have been prorated and adjusted as of the date hereof, based upon seller's purchase price.

This is unimproved property known as Lot No. 39, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, to the said Grantee and the said Grantee's successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for the year 1987. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, and to the said Grantee's successors and assigns, against the lawful claims of all persons.

Witness Grantor's signature this 14th day of December, 1987.

JEFF JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFF JONES, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 1987.

NOTARY PUBLIC
My Commission Expires: 5-28-88

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7427 PAGE 47

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
				CAMT 32500.00
				CON TX 91.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 97.50
				CHECK 97.50

12/16/87 01 10:08 0001 0152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 0 8 E 2

IDENTIFICATION REFERENCE

DEC 16 10 05 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45368