THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

Fall 8

ADDRESS NEW OWNER:
Dr. Charles Ross Frakes
1309 Falkirk Court
Nashville, TN 37221

MORTGAGEE:
Foster Mortgage Corporation
P.O. Box 171
Fort Worth, Texas 76101

MAP-PARCEL NUMBERS:
MAP 142-16
PARCEL A90
9D-79232

WARRANTY DEED BOOK 7557 PAGE 471

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward K. Redmon d/b/a Redmon Homes and wife, Margaret O. Redmon hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dr. Charles Ross Frakes and wife, Susan M. Frakes hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 90 on the plan of Phase Two Devon Park, of record in Book 6250, page 432, Register's Office for said County.

SAID Lot No. 90 fronts 85.00 feet on the westerly margin of Falkirk Court and extends back between parallel lines 141.56 feet to a dead line.

Being the same property conveyed to Edward K. Redmon d.b.a. Redmon Homes by deed from STM Devon Park Partnership of record in Book 6924, page 986, Register's Office for Davdison County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6176, page 7, Book 6541, page 542 and Book 6967, page 156, said Register's Office, and to the matters set forth in the above referenced plan of record.

351 I.R. IDENTIF. REFERENCE. MAY 31 1 16 PM '88 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is (~~xx~~)improved property, known as 1309 Falkirk Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 27th day of May, 19 88.

Margaret O. Redmon

Margaret O. Redmon

Edward K. Redmon

Edward K. Redmon

STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of May, 19 88, before me personally appeared Edward K. Redmon and wife, Margaret O. Redmon, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he yexecuted the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7557 PAGE 472

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 197,900.00 .

Dr. Charles Frakes
Affiant

Subscribed and sworn to before me, this the 27th day of May, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

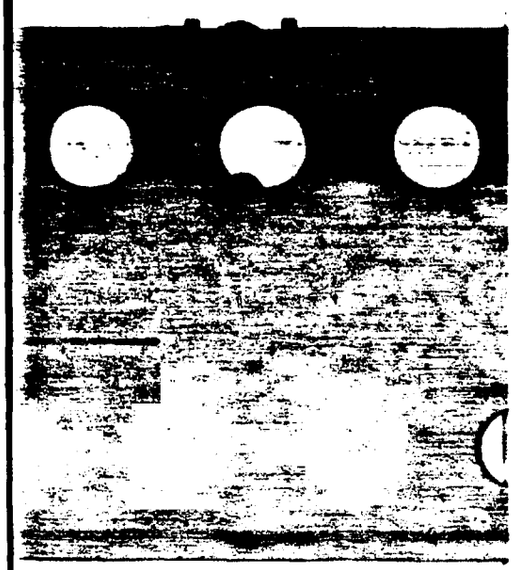
WARRANTY DEED

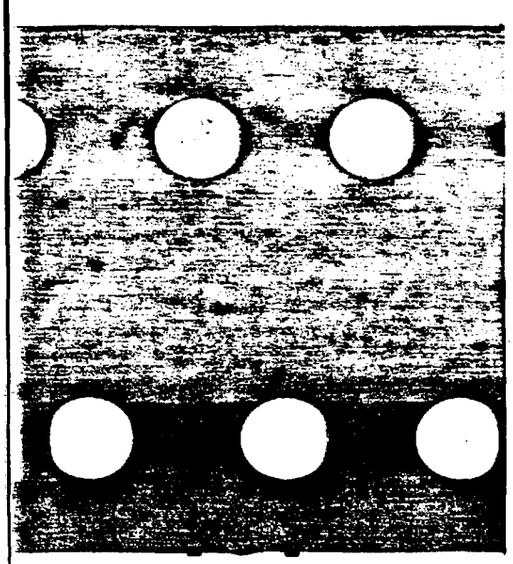
from:
Edward K. Redmon d/b/a Redmon and wife, Margaret O. Redmon

to:
Dr. Charles Ross Frakes and wife, Susan M. Frakes

2525 05/31 0101 03CHECK 35

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7557 PAGE 473

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3511:2.

IDENTIFICATION REFERENCE

May 31 1 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

			CAMT	
				197900.00
			CON TX	554.12
			PRFEE	0.50
			WDEED	6.00
			TOTAL	560.62
			CHECK	560.62
05/31/88	01	13:18	0001	2525

No. 96655