WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:	MAP/PARCEL NUMBERS
John L. Schlechty, Esq. 144 Second Avenue, North, Suite 312 Nashville, Tennessee 37201	MAP 081-11-0 PARCEL 560.00
ADDRESS NEW OWNER Leslie Stratton Mail 1105 Summit Avenue Nashville, Tennessee 37203	SEND TAX BILLS TO: SAME 1733 06/30 0101 03CHECK 8.74

For and in consideration of the sum of ten dollars ($10.00) cash paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Elizabeth Wright and Gary W. Frazier, hereinafter called the GRANTORS, have bargained and sold and by these presents do transfer and convey unto Leslie Stratton, hereinafter called the GRANTEE, his heirs and assigns, that parcel of land located in Davidson County, Tennessee and more particularly described as follows:

Beginning at a point on the easterly side of 12th Ave., N, 25 feet from the northeast corner of the said 12th Ave., N and Cockrill Street; thence, northerly along the easterly margin of 12th Ave., N, 25 feet to a point fronting on said 12th Ave., N; and extending back easterly between parallel lines, the north line of which abutting that parcel conveyed to Jessie Porter and wife, 154 feet to an alley.

Being the northerly 25 feet of the southerly 50 feet of Lot No. 131 on the plan of McGavock, Westmore and others' second addition, called the addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office, Davidson County, Tennessee. Said parcel being unimproved real property known as 1600 1/2 12th Avenue, North.

BEING the same property conveyed to Elizabeth Wright and Gary W. Frazier, by deed from Robert Sehl, et ux, Maggie Sehl, of record at Book 5690, Page 478, R.O.D.C. For further reference of title see Davidson County Probate Court Decree of record at Book 4179, Page 935 and the installment deed from S. I. Cason, et ux, Willie C. Cason to Tom Ella Wiggins of record at Book 623, Page 305, R.O.D.C.

To have and to hold the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it, and the same is unencumbered except as set forth herein below, and we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

This conveyance, however, is subject to property taxes for 1988 which are not yet due and payable but are a lien on the land, easements or restrictions of record, if any.

Witness our hand this 30th day of June, 1988.

Elizabeth Wright
ELIZABETH WRIGHT

Gary W. Frazier
GARY W. FRAZIER

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 Elizabeth Wright and Gary W. Frazier, GRANTORS, with whom I am personally acquainted (or proven to me upon satisfactory evidence) and who acknowledged to me upon their several oaths that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 1988.

Vicki A. Morris
NOTARY PUBLIC

My Commission Expires:

1/10/89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800.00.

Leslie Stratton
LESLIE STRATTON

Sworn to and subscribed before me this 30th day of June, 1988.

Vicki A. Morris
NOTARY PUBLIC

My Commission Expires:

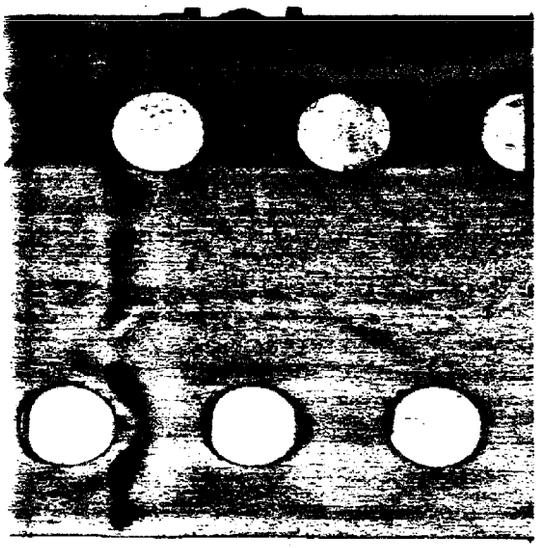
1/10/89

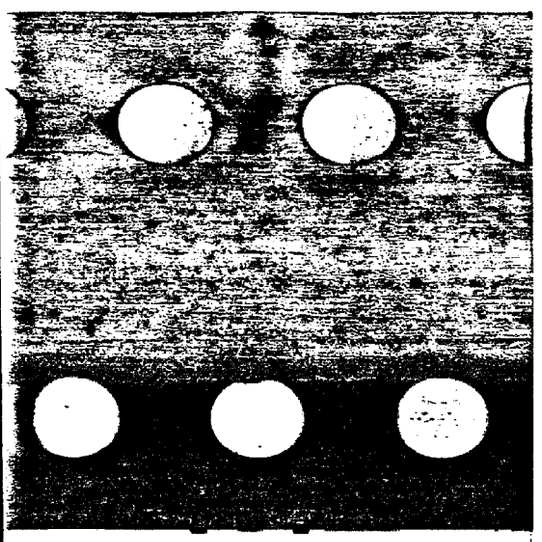
45405

IDENTIFICATION REFERENCE

JUN 30 2 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7588 PAGE 217

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 800.00
				CON TX 2.24
				PRFEE 0.50
				WDEED 6.00
				TOTAL 8.74
				CHECK 8.74
06/30/88	01			14:31 0001 1733

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45405

IDENTIFICATION REFERENCE

JUN 30 2 30 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108483