BOX 23

BOOK 7635 PAGE 43

File No: 8372-5

0424 08/25 0101 03CHECK 203.51

Address New Owner:	Send Tax Bills To:	Map/Parcel
John Carlos Grice, Jr. etux	Same	Map 150-7
3394 OAK TREE CT.		Par 291
ANTIOCH, TN 37013		2D-73575

WARRANTY DEED

FOR AND IN CONSIDERATION 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, HARRIET CATHY FRAZIER, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JOHN CARLOS GRICE, JR. and wife, MARTHA L. GRICE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62A of the Zone Lot Division of Lots Nos. 62, 63, 65 and 66 of Lakeshore Woods, Section 3, of record in Plat Book 6250, Page 730, amending Plat Book 5200, Page 621, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Lesperance and wife, Harriet Cathy Lesperance (an 80% undivided interest) and to Jummy Dunn (a 20% undivided interest) by deed from DCT Properties of record in Book 6809, Page 39, Register's Office of Davidson County, Tennessee; and being the same property conveyed by deed from Jimmy Dunn and wife, Joyce P. Dunn, to Michael J. Lesperance and wife, Harriet Cathy Lesperance, of record in Book 7452, Page 725, said Register's Office; and being the same property conveyed to Harriet Cathy Lesperance (now Frazier) by deed from Michael J. Lesperance of record in Book 7452, Page 728, said Register's Office.

The said Harriet Cathy Lesperance and Harriet Cathy Frazier are one and the same person.

This property is conveyed subject to the Plan of record in Book 6250, Page 730, said Register's Office; the Plan of record in Book 5200, Page 621, said Register's Office; Restrictive Covenants and instruments of record in Book 6250, Page 730, Book 6250, Page 385, Book 6063, Page 351, and Book 6112, Page 546, said Register's Office; Deed of Trust of record in Book 6809, Page 42, said Register's Office; and to all applicable local government planning, building and zoning regulations.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 6809, Page 42, said Register's Office.

This is improved property known as 3394 Oak Trees Court, Antioch, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JOHN CARLOS GRICE, JR. and wife, MARTHA L. GRICE, their heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 on this 24TH day of August, 1988.

Harriet Cathy Frazier
HARRIET CATHY FRAZIER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 59,693.06 .

John Carlos Brice Jr.
AFFIANT

Sworn to and subscribed before me this 24TH day of August, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harriet Cathy Frazier, 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 Brentwood, Tennessee, this 24TH day of August, 1988.

David Coleman
NOTARY PUBLIC

My commission expires: 5/13/89.

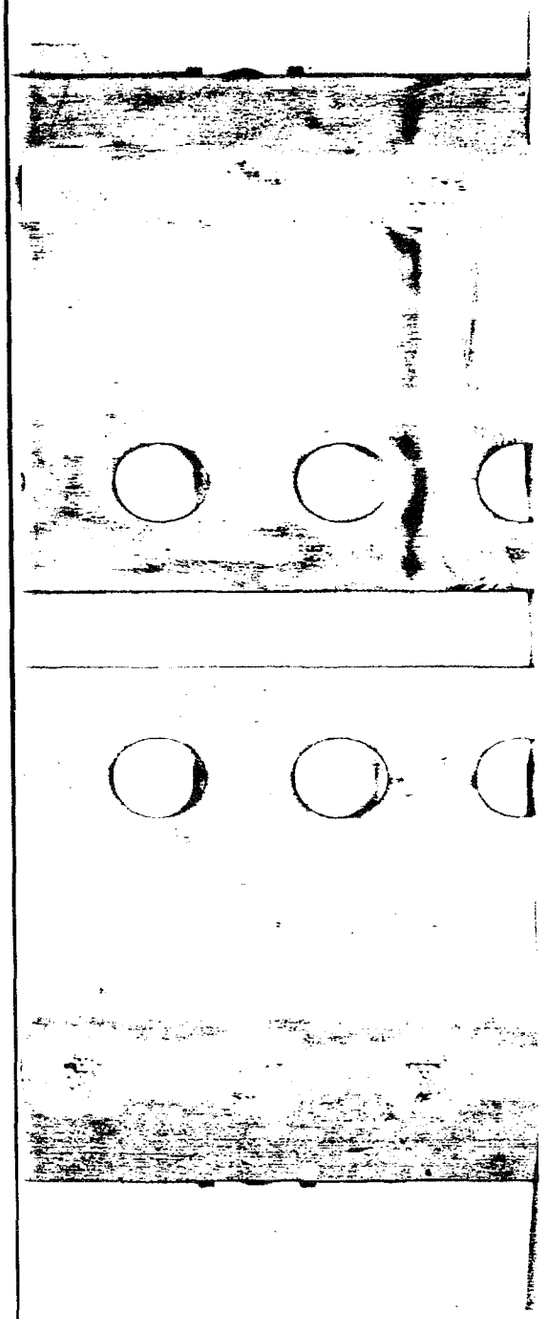
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

61582

IDENTIFICATION REFERENCE

AUG 25 8 09 AM '88

FILED & RECORDED WILSON II REGISTER DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7635 PAGE 45

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	59693.06
CON TX	197.01
PRFEE	0.50
WDEED	6.00
TOTAL	203.51
CHECK	203.51

08/25/88 01 08:12 0001 0424

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 5 8 2

IDENTIFICATION REFERENCE

AUG 25 8 09 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 126934