Bk 50

BOOK 8015 PAGE 772

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
James Frisina, et al	Same	Map 118-09
1806 Beechwood Avenue		Parcel 3
Nashville, Tennessee 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary Frances Koellein, a widow, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto James Frisina and Thomas Caruthers, hereinafter the GRANTEES, their heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 4 on the Map showing the Subdivision of Lots Nos. 1 and 2 of Block 10 and Lots Nos. 1 and 2 of Block 11 on the Plan of Noelton, not of record, and described accoridng to a survey made by S.R. Sanford, Jr., surveyor, September 15, 1942, as follows:

Beginning at a point in the South margin of Battlefield Drive, 249 feet West of 10th Avenue South, the common corner of Lots Nos. 3 and 4; thence with the line betweens said Lots, southerly 202.7 feet, to the North line of the property conveyed to Walter C. Tanksley, by deed of record in Book 682, page 549, Register's Office for Davidson County, Tennessee; thence with Tanksley's North line, westerly 75 feet, to a point, the common corner of Lots Nos. 4 and 5; thence with the line between said Lots, northerly 202.4 feet, to the South margin of Battlefield Drive; thence with the margin of the same, easterly 75 feet, to the point of beginning.

Being the same property conveyed to Charles L. Koellein, Jr. and wife, Mary Frances Koellein by deed from Third National Bank in Nashville, as conservator of the estate of Elizabeth W. Nairn, of record in Book 2801, page 385, Register's Office for Davidson County, Tennessee. The said Charles L. Koellein, Jr. having since died.

This is improved property known as 1005 Battlefield Drive, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever.

GRANTOR does further covenant with said GRANTEES 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 does further covenant and bind herself, her 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.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 29th day of December, 1989.

Mary Frances Koellein by C.L. Koellein A.I.F.
Mary Frances Koellein
by
Charles L. Kollein, III
Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 29th day of December, 1989, before me, Darlene T. Marsh, a Notary Public in and for said County and State, personally appeared Charles L. Koellein, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Frances Koellein, and acknowledged taht he executed the same as the free act and deed of the said Mary Frances Koellein.

Witness my hand and seal at Nashville, Tennessee, this the 29th day of December, 1989.

Darlene T. Marsh
Notary Public

My Commission Expires: 9/11/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $53,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of December, 1989.

Darlene T. Marsh
Notary Public
My Commission Expires: 9/11/90

wpdoc/frisina.deed.dtm

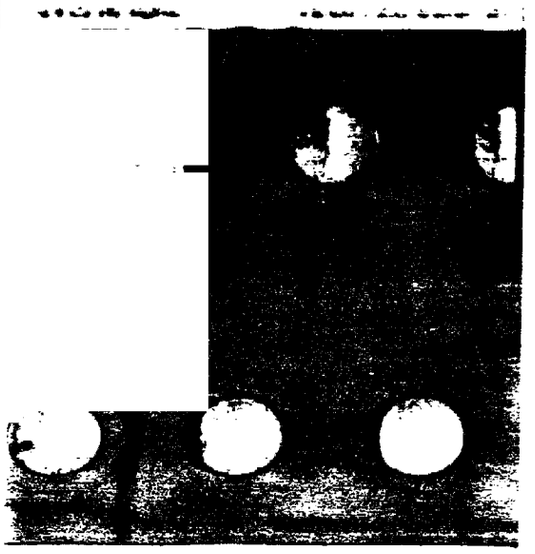
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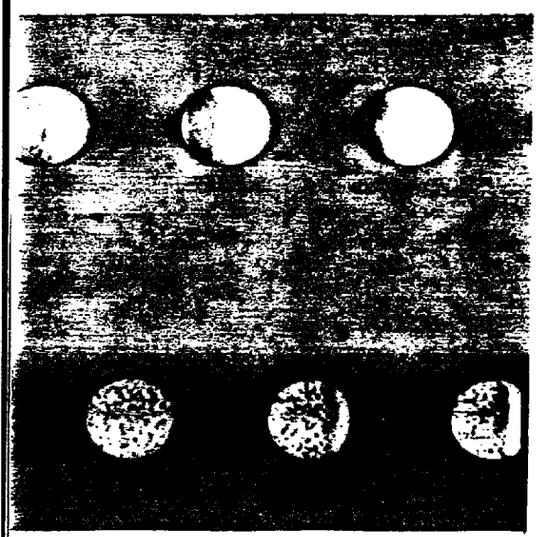
DAVIDSON COUNTY, TN

Dec 29 1 10 PM '89

IDENTIFI REFERENCE

8 2 9 1 3





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
				CAMT 53000.00
				CON TX 174.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 181.90
				CHECK 181.90

12/29/89 01 16:10 0001 9089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92913

IDENTIFICATION REFERENCE

Dec 29 4 10 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 280196