ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
PHYLLIS L. FRAZIER	First Investment Company	P/O Map: 91-7
(NAME)	(NAME)	
5215 Michigan Avenue	P.O. Box 749	Parcel: 313
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Columbus, Ohio 43216-0749	12W14010
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 8096 PAGE 26

For and in consideration of the sum of Ten & 00/100 ----------($10.00) ------- DOLLARS

Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, receipt of all of which is hereby acknowledged, including Grantee's assumption of Note by Grantors to Third National Mortgage Company (now First Investment Company) in the original principal amount of Fifty-one thousand Nine hundred dollars and 00/100 ($51,900.00) Dollars, secured by Deed of Trust upon the subject realty of record in Book 6418, page 600, Register's Office for Davidson County, Tennessee, in the present approximate principal balance of even date herewith of Fifty thousand Two hundred sixty-five and 46/100 ($50,265.46) Dollars for which Grantee has executed an unrecorded assumption agreement promising payment of all sums due thereunder,

I, J. W. HUNT, Grantor herein,

have bargained and sold, and by these presents do transfer and convey unto the said PHYLLIS L. FRAZIER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of 53rd Avenue, North now closed, as shown on the Plan of Block 166, plan number 1, West Nashville, as of record in Book 57, page 74, and 75, Register's Office for Davidson County, Tennessee.

SAID part of 53rd Avenue, North, fronts 50 feet on the southerly side of Michigan Avenue and runs back between parallel lines, with the westerly line of Lot No. 1124, 150 feet to a dead line.

BEING the same property conveyed to J. W. Hunt from Fred Williams and wife, Dorothy I. Williams by deed as of record in Book 5641, page 42, Register's Office for Davidson County, Tennessee.

Anita M. Hunt, spouse of J. W. Hunt, joins in this conveyance to convey her marital interest, in any.

Subject to a Deed of Trust (Mortgage) now a lien on the aforesaid premises in the unpaid approximate balance of Fifty thousand Two hundred sixty-five and 46/100 ($50,265.46) dollars which Deed of Trust (Mortgage) debt with interest thereon the Grantee hereby assumes and agrees to pay.

unimproved ( )
This is improved (X) property, known as 5215 Michigan Avenue
(House Number) (Street)
Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

Witness our hands this 15th day of April, 19 90.

J. W. Hunt
J. W. HUNT

Anita M. Hunt
ANITA M. HUNT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8096 PAGE 27

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named J. W. HUNT and wife, ANITA M. HUNT

the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 19 90.

My commission expires 10-9-91 Notary Public J Michael Jacobs

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 51,265.46

This is equal to or greater than the property would bring at a fair and voluntary sale.

Phyllis L. Frazier
PHYLLIS L. FRAZIER

Sworn to and subscribed before me this 15th day of April, 19 90.

My commission expires 10-9-91 Notary Public J Michael Jacobs

This instrument was prepared by:
J. MICHAEL JACOBS, ESQUIRE, 311 White Bridge Road, Nashville, TN 37209

Name	Address

RUSH

2179

IDENTIF. REFERENCE

Apr 26 9 09 AM '90

4594 04/26 0101 03CHECK 176.29

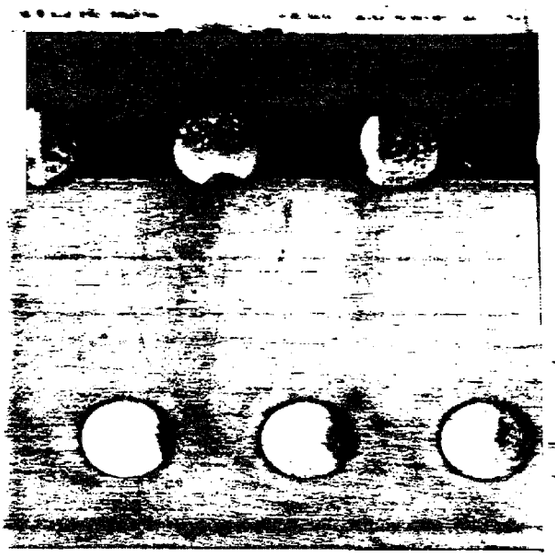
WARRANTY DEED

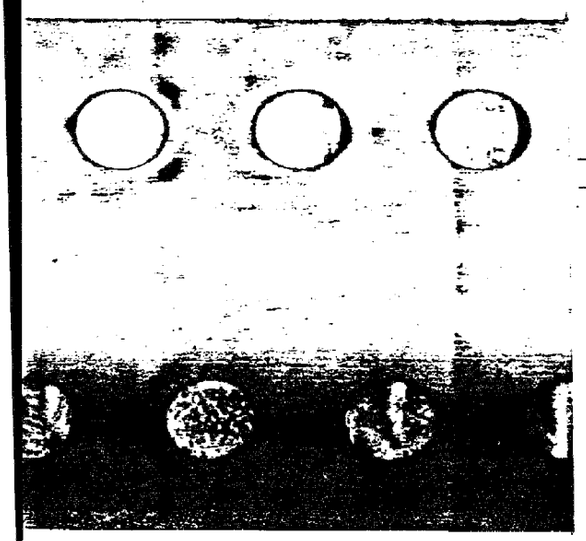
FROM J. W. HUNT and wife,
ANITA M. HUNT

TO PHYLLIS L. FRAZIER

Prepared from information provided by Grantor with no independent search of public records.

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219





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

RECEIVED OF _____

FOR _____

BOOK 8096 PAGE 28

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51265.46
CON TX 169.29
PRFEE 1.00
WDEED 6.00
TOTAL 176.29
CHECK 176.29

04/26/90 01 09:08 0001 4594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 7 1 9

IDENTIF. TREFERENCE

APR 26 9 09 AM '90

DAVIDSON COUNTY

No. 313660