BOOK 8096 PAGE 344

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

X John D Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES January 11, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF

THIS INSTRUMENT WAS PREPARED BY

Jordan and Associates., One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Frazier (NAME)	Park Avenue Mortgage Co., Inc. (NAME)	71-04-52
2511 Woody Hill Dr. (ADDRESS)	50 Century Blvd., Ste. 200 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM 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, WE, John D. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy L. Frazier and wife, Tonya Q. Frazier

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 311 on the Map of Joywood Heights, Section Two, as of record in Book 1180, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 311 fronts 79.7 feet on the northerly side of Woodyhill Drive, and runs back 142 feet on the westerly line and 152 feet on the easterly line, to a dead line, measuring 80 feet thereon.

Being the same property conveyed to John L. Brown and wife, Myrtle Brown by deed from Adsan M. Felts and wife, Alice M. Felts of record in Book 2923, page 335, Register's Office, Davidson County, Tennessee.

John L. Brown and Myrtle Brown are now deceased. John D. Brown to sign as executor of will for sale of property. A copy of the will is attached hereto as exhibit A.

21847

IDENTIF. REFERENCE

Apr 26 11 01 AM '90

unimproved ( )
This is improved (X) property, known as ~~2511 Woody Hill Dr., Nashville, TN 37207~~ (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness ~~my~~ hand ~~this~~ ~~20th~~ day of ~~April~~ 19 ~~90~~

X John D Brown

John D. Brown

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 John D. Brown

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 19 90.

Commission expires January 11, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
John D. Brown

TO
Randy L. Frazier and wife, Tonya Q. Frazier

RETURN TO:
Jordan and Associates, Ste.220
One Burton Hills Blvd.
Nashville, TN 37215

Return to: John M. Jordan, Atty.
One Burton Hills Blvd., Ste 220
Nashville, TN 37215

Exhibit "A"

BOOK 8096 PAGE 346

LAST WILL AND TESTAMENT OF

JOHN L. BROWN

I, JOHN L. BROWN, of 2511 Woodyhill Drive, Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, aware of the uncertainty of life, do hereby make and publish this my Last Will and Testament, hereby revoking and making void all other and former wills and codicils thereto by me at any time heretofore made.

FIRST: I direct that all my just debts, including my funeral expenses and the expenses for the administration of my estate, be paid by my Executor, out of any funds or property left by me at my death.

SECOND: Not being unmindful of my relatives and all others who may have any claims on me or my property, by reason of kinship or otherwise, I give, devise, and bequeath to my daughter, MARIE ERWIN, of Nashville, Tennessee and to my deceased son's daughter, SHARON GRANT, of Cullman, Alabama, the sum of One ($1.00) Dollar, each.

THIRD: All of the rest, residue and remainder of my property, real and personal, of every kind and description, wheresoever situated, which I may own or have the right to dispose of at my decease, I give, devise, and bequeath in equal portions to my son, JOHN DUDLEY BROWN, of 169 Berrywood Drive, Hendersonville, Tennessee, and my daughter, SUSIE WILLENE BIGGS, of 833 Rose Park Drive, Nashville, Tennessee, share and share alike.

Page One of the Will of: John L. Brown

JOHN L. BROWN

FOURTH: I hereby nominate, constitute, and appoint my said son, JOHN DUDLEY BROWN, to be my Executor of this my Last Will and Testament. I direct that no bond or security of any kind whatsoever shall be required of or be given by my said Executor, for any reason or cause whatsoever.

IN TESTIMONY WHEREOF, I, JOHN L. BROWN, have hereunto set my hand to this my Last Will and Testament, on this 19 day of 19 JUNE, 1989, and have also signed my name to the one preceding page of this my Last Will and Testament, at Nashville, Tennessee.

John L Brown

TESTATOR

Signed, signified, published, and declared by the Testator, JOHN L. BROWN, as and for his Last Will and Testament, in the presence of us, who, at his request, and in his sight and presence, and in the sight and presence of each other, have hereunto subscribed our names as attesting witnesses, the year and date above written.

Bonnie J. Taylor, of 500 Clayton Blvd. #145
Madison, Tenn. 37115

Mary Walker, of 2509 Woodyhill Dr.
Nashville Tenn. 37207

This Will Prepared By:
MORRIS LEVINE (3494)
Attorney at Law
1119 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

A F F I D A V I T

Personally appeared before me, Morris Levine, a Notary Public in and for said County and State, Mary Walker and Bonnie Jean Taylor, to me known, who made oath as follows:

1. That they were requested by the Testator JOHN L. BROWN, to witness Testator's signature to the attached Last Will and Testament of Testator, and they were further requested by the Testator to execute this Affidavit;

2. That the Testator signed said instrument and declared the same to be his Last Will and Testament, in the presence of each of the undersigned, on the date set forth therein and herein;

3. That each of the undersigned in turn signed said instrument on the same date, as attesting witnesses, in the sight and presence of the Testator and of each other;

4. That the Testator was of apparent sound mind and disposing memory at the time of the execution of said instrument.

5. That this Affidavit is made pursuant to Chapter 568 of the Public Acts of 1972.

Mary Walker

Bonnie Jean Taylor

Sworn to and subscribed before me
this 19 day of June, 1989.

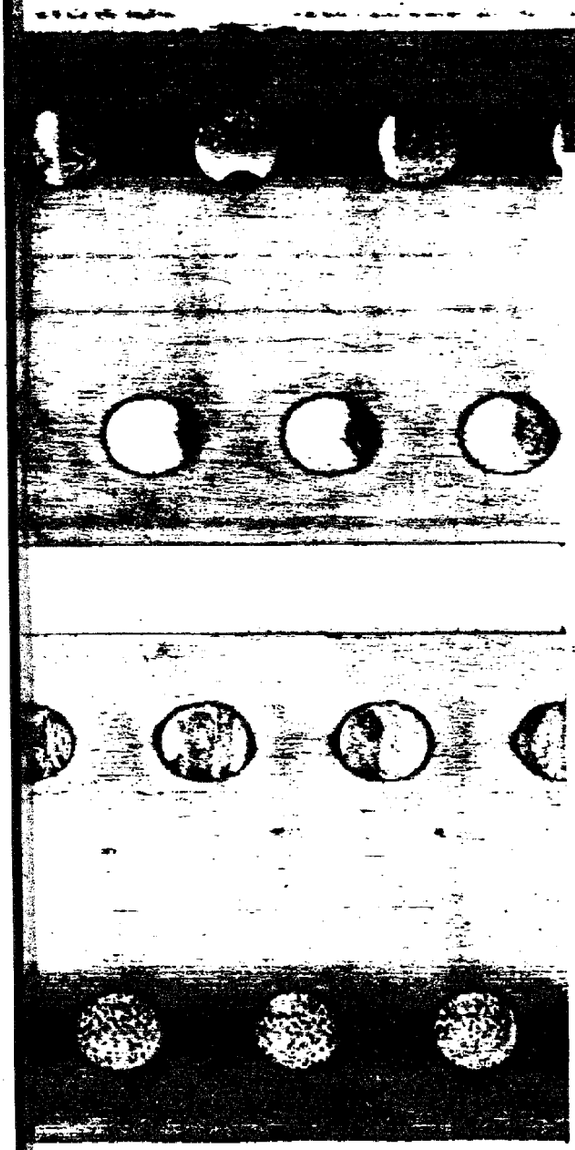
Morris Levine

Notary Public

My Commission Expires: My Commission Expires Sept. 11, 1990

65:085

4777 04/26 01.01 03CHECK 161.



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

RECEIVED OF _____

FOR _____ BOOK 8096 PAGE 349

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 44000.00
				CON TX 145.20
				PRFEE 1.00
				WDEED 15.00
				TOTAL 161.20
				CHECK 161.20
			04/26/90 01	11:01 0001 4777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21847

IDENTIF. REFERENCE

APR 26 11 01 AM '90

DAVIDSON COUNTY TN.

No. 313840