BOOK 8142[illegible] 653

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No. 30206)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 200,000.00

Affiant

Sworn and subscribed before me this
29th day of June, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:
Glenn S. Thomas
1309 Falkirk Court
Nashville, TN 37221

MORTGAGEE:

MAP-PARCEL NUMBERS
142-16-AD90C0
09D 79232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dr. Charles Ross Frakes and spouse, Susan M. Frakes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Glenn S. Thomas and spouse, Julianne B. Thomas,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Devon Park, Phase Two, of record in Book 6250, Page 432, Register's Office for said County.

Said Lot No.90 fronts 85 feet on the southwesterly margin of Falkirk Court and extends back between parallel lines 141.56 feet to a dead line.

Being the same property conveyed to Dr. Charles Ross Frakes and wife, Susan M. Frakes, by deed from Edward K. Redmon, d/b/a Redmon Homes, and wife, Margaret O. Redmon, of record in Book 7557, Page 471, Register's Office for Davidson County.

This conveyance is subject to the provisions of the Covenants, Conditions and Restrictions of record in Book 6176, Page 7, Book 6541, Page 542, and Book 6967, Page 156; subject to Storm Water Detention Agreements of record in Book 6145, Page 252, and Book 6503, Page 144, all in said Register's Office; and to all matters shown on the referenced subdivision Plan.

Jun 29 3 13 PM '90

This is improved property, known as: 1309 Falkirk Court, Nashville, TN 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26TH day of June, 1990.

Dr. Charles Ross Frakes

Susan M. Frakes

State of Virginia
County of HENRICO

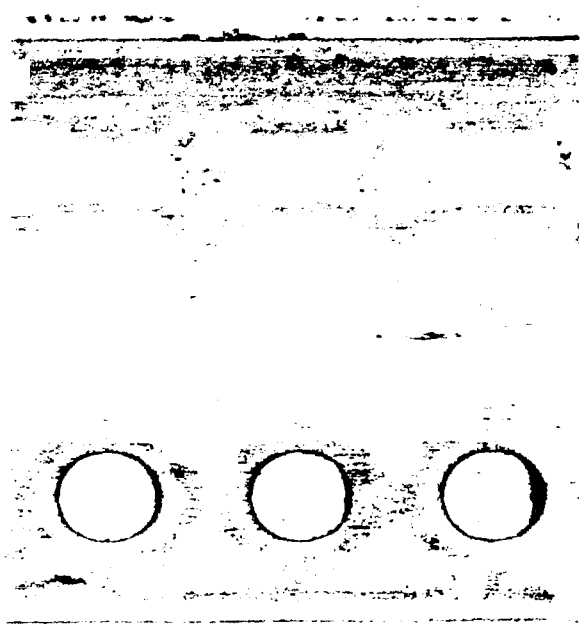
On this 26TH day of June, 1990, before me the undersigned authority, personally appeared Dr. Charles Ross Frakes and Susan M. Frakes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires:

Notary Public

(AFFIX NOTARIAL SEAL)

W&I 12/89



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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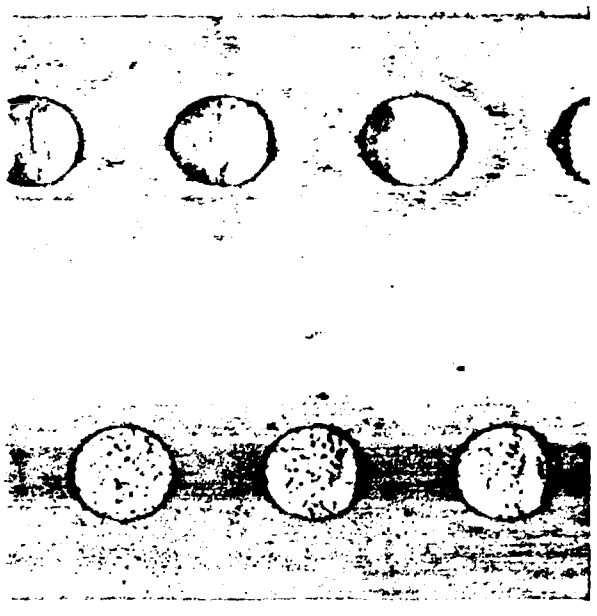
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 200000.00
CON TX 660.00
PRFEE 1.00
WDEED 6.00
TOTAL 667.00
CHECK 667.00

06/29/90 01 15:14 0001 5439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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JUN 29 3 13 PM '90

No. 333029