File Box 16 (DBS)

FORM NO. WD-1

BOOK 8178 PAGE 709

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 1990.

Notary Public

MY COMMISSION EXPIRES: May 28, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Baker, Worthington, 1700 Nashville City Center, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith D. Frazier (NAME)	The Bank of Nashville (NAME)	M&P103-12-275
3823 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Church Street (STREET ADDRESS)	F.B.26W-02000
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Ronald C. Smith and wife, Linda W. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith D. Frazier and wife, Tracy R. 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:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, said Register's Office.

Said Lot No. 208 fronts 50 feet on the southeasterly side of Central Avenue and runs back between parallel lines 192.5 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Ronald C. Smith and wife, Linda W. Smith by deed from Steve Wherry, of record in Book 6763, page 162, in Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1990 taxes which have been prorated and assumed by Grantees and matters shown on the plan of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 3823 Central Avenue, Nashville, Tennessee 37205
(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 their hands this 20th day of August, 1990

Ronald C. Smith

Linda W. Smith

STATE OF TENNESSEE
Davidson County

BOOK 8178 PAGE 710

Personally appeared before me, Dana B. Smith, a Notary Public in and for said County and State, the within named Ronald C. Smith and wife, Linda W. Smith

the bargainors, 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 20th day of August, 1990.

Dana B. Smith Notary Public

Commission Expires May 20, 1992

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Ronald C. Smith and wife, Linda W. Smith

TO
Keith D. Frazier and wife, Tracy R. Frazier

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

50923

TENNESSEE REAL ESTATE TRANSFER
AUG 20 3 37 PM '90

1704 08/20 0101 03CHECK 604.30

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8178 PAGE 711

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 181000.00
CON TX 597.30
PRFEE 1.00
WDEED 6.00
TOTAL 604.30
CHECK 604.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/20/90 01 15:39 0001 1704

50923

IDENTIFICATION REFERENCE

AUG 20 3 37 PM '90

FELIX Z. WILSON, II
REGISTER

No. 348121