41

WARRANTY DEED

BOOK 8729 PAGE 343

FROM: William Naron Frasch and wife, Sherry Frasch, Grantors

TO: Bobby Gene Bennett, Jr. and wife, Laura Lyn Merryman Bennett, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
55 Greeview Nashville, TN 37215		104-14-G-85
		Field Book Numbers
	(New Owners)	07DA 92932

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Six Thousand Dollars ($306,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11th day of September, 1992.

Ethel N. Compton
Notary Public

My Commission Expires: 1-27-96

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thousand Dollars ($300,000), the receipt and sufficiency of which are hereby acknowledged, William Naron Frasch and wife, Sherry Frasch, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Bobby Gene Bennett, Jr. and wife, Laura Lyn Merryman Bennett, Grantees, their heirs, successors, 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. 127, as shown on the plan of Final Plat of Whitworth, Phase 1A, Green View, of record in Book 7900, page 145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

15039.1 9/11/92

The above described property was conveyed to William Naron Frasch by deed from RCC Associates, L.P. by Richland Properties, Inc. General Partner, of record in Book 8132, page 907, Register's Office for Davidson County, Tennessee.

This is improved property, known as 55 Green View, Nashville, Tennessee 37215.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants of record in Book 8026, page 305, as amended in Book 8047, page 243, said Register's Office.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 7900, page 145, said Register's Office.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 11th day of September, 1992.

WILLIAM NARON FRASCH

SHERRY FRASCH

15039.1 9/11/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 8729 PAGE 345

Personally appeared before me Ethel H. Compton, a Notary Public of said County and State, WILLIAM NARON FRASCH, 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, at Office, this 11th day of September, 1992.

Ethel H. Compton
Notary Public

My Commission Expires: 1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Ethel H. Compton, a Notary Public of said County and State, SHERRY FRASCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 11th day of September, 1992.

Ethel H. Compton
Notary Public

My Commission Expires: 1-27-96

4 5 6 2 2

REFERENCE

Sep 14 3 04 PM '92

6488 09/14 0101 03CHECK 1145.20

15039.1 9/11/92

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8729 PAGE 346

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

306000.00

CON TX	1132.20
PRFEE	1.00
WDEED	12.00
TOTAL	1145.20
CHECK	1145.20

09/14/92 01 15:04 0001 6488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45622

SEP 14 2 08 PM '92

No. 570142