ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Forrest F. Frakes	Margaretten & Company, Inc.	MAP and PARCEL
	Attn: Tax Dept.	
3337 Towne Village Road	P.O. Box 26388	150-07 397.00
Antioch, TN 37013	Richmond, VA 23260	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Richard M. Weems and Candy Weems, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Forrest F. Frakes, ~~un~~married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Towne Village of The Country, Section 4-B, of record in Plat Book 6250, Page 496, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Richard M. Weems, married, by deed from Wayne K. Clatterbuck and wife, Sara C. Clatterbuck, of record in Book 8226, Page 996, said Register's Office.

The said Richard M. Weems having since married Candy P.Weems. Candy P. Weems joins in this conveyance to convey any and all interest she may have in said property including but not limited to any marital interest therein.

This is property with a common address of 3337 Towne Village Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Deed of Trust of record in Book 6896, Page 36, said Register's Office; 3) Restrictive Covenants of record in Book 6582, Page 568, said Register's Office; 4) The Plan of record and restrictions in said Plan of record in Book 6250, Page 496, said Register's Office and all matters therein.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantees of a certain indebtedness secured by a Deed of Trust of record in Book 6896, Page 36, said Register's Office. Said indebtedness has a present principal balance of $64,408.22.

The Grantee further assumes the obligation of the grantor and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of prepayment arising from the guaranty or insurance of the indebtedness.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $78,900.00

Affiant

Subscribed and sworn before me this 29th day of July, 1993.

Notary Public

My Commission Expires: 10-14-96

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **July, 1993**.

Richard M. Weems

Richard M. Weems

M. Dale Stephens

By: M. Dale Stephens, his atty. in fact as authorized under a power of attorney recorded simultaneously herewith.

Candy P. Weems

Candy P. Weems

M. Dale Stephens

By: M. Dale Stephens, her atty. in fact as authorized under a power of attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Richard M. Weems and Candy Weems, husband and wife** , with whom I am personally acquainted, or who 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 **29th** day of **July, 1993**.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **M. DALE STEPHENS,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **RICHARD M. WEEMS AND CANDY P. WEEMS**, and is authorized by **RICHARD M. WEEMS AND CANDY P. WEEMS** to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **July, 1993.**

Lisa P. Vance

Notary Public
My Commission Expires: 10-14-96

File No. 9307-302

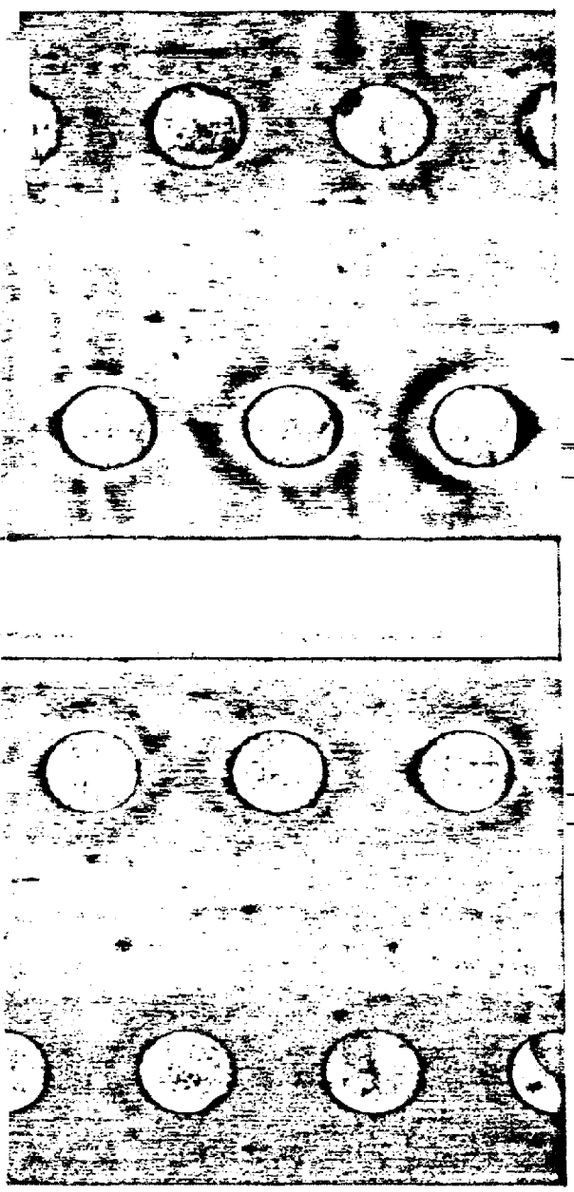
93 AUG -3 AM 9:04

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

847 08/03 0101 03CHECK 300.93

47494

IDENTIF. ↑ REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9033 PAGE 679

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 78900.00
				CON TX 291.93
				PRFEE 1.00
				WDEED 8.00
				TOTAL 300.93
				CHECK 300.93
			08/03/93 01	09:04 0001 4847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47494
IDENTIF. ↑ REFERENCE

93 AUG -3 AM 9:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 681244