FILE NO. 31583 FILE BOX "7"

FORM NO WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 39,447.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 93

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER TITLE SERVICES, INC., 212 Third Ave., N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY D. FRAZE et ux (NAME)	STANDARD FEDERAL SAVINGS BANK (NAME)	MAP 96-10
3020 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9481 (STREET ADDRESS)	PARCEL 61
Nashville, TN. 37214 (CITY) (STATE) (P O ZIP)	Gaithersburg, Maryland 20898 (CITY) (STATE) (ZIP)	3DZ 57988

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 DOUGLAS A. NABORS and wife, DOROTHY J. NABORS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY D. FRAZE and wife, VENITA M. FRAZE,

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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 113 on the Plan of Cloverhill, Section 2, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Ironwood Drive, at the corner of Lots Nos. 112 and 113; thence with the line between said two lots, westwardly 95 feet to the corner of Lots Nos. 113 and 114; thence with the line between said two lots southwardly 95 feet to the northerly margin of Teakwood Drive; thence with said Drive, eastwardly 116.1 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 19 feet; northeastwardly 35 feet to the westerly margin of Ironwood Drive; thence with said Drive; northwardly 125.79 feet to the beginning.

BEING the same property conveyed to Douglas A. Nabors and wife, Dorothy J. Nabors by deed from Michael Neel and wife, Sherry Neel, of record in Book 6787, page 796, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to THIRD NATIONAL MORTGAGE COMPANY, of record in Book 6270, Page 812, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH STANDARD FEDERAL SAVINGS BANK.

This is (unimproved / improved) X property, known as 3020 Ironwood Drive, Nashville, Tennessee 37214
(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 our hand s this 29th day of July, 19 93

Douglas A. Nabors
DOUGLAS A. NABORS

Dorothy J. Nabors
DOROTHY J. NABORS

STATE OF TENNESSEE
Davidson County

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THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DOUGLAS A. NABORS and wife, DOROTHY J. NABORS

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 29th day of July, 1993.

Commission Expires 7/23/94

_____ Notary Public

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

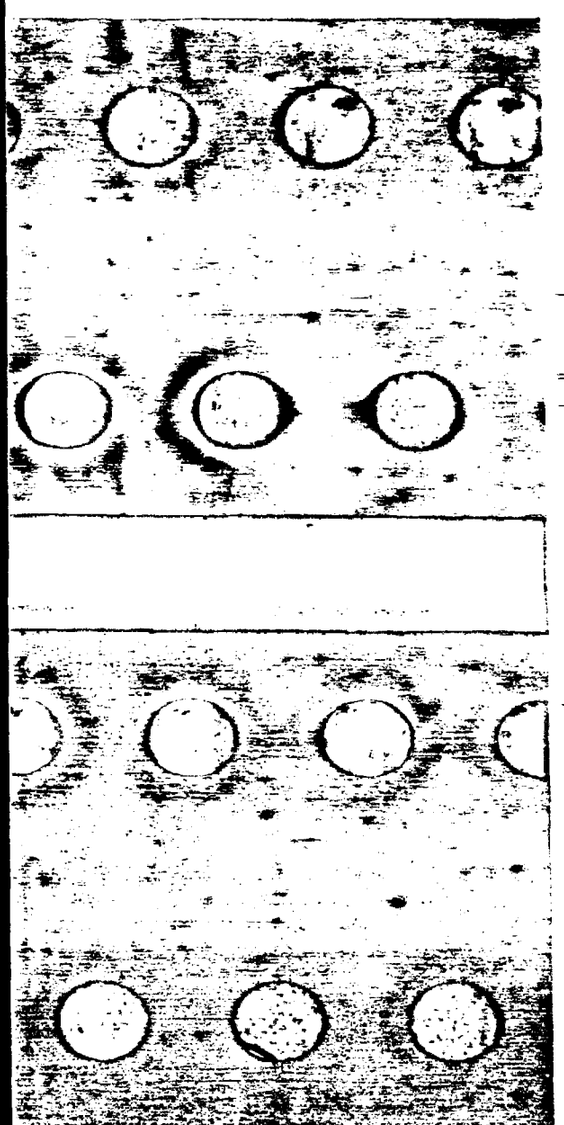
TO

47934
IDENTIF. & REFERENCE

93 AUG -3 PM 4:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5342 08/03 0101 03CHECK 154.78

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
				CHMT 39447.68
				CON TX 145.78
				PRFEE 1.00
				WDEED 8.00
				TOTAL 154.78
				CHECK 154.78
			08/03/93 01	16:07 0001 5342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47934
IDENTIF. & REFERENCE

93 AUG -3 PM 4:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 681734