BOOK 9032 PAGE 387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

× Palmer Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF September, 19 93

Notary Public

MY COMMISSION EXPIRES 3-23-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
PALMER FRAZIER and RUTH FRAZIER	SAME	Map 93-16
(NAME)	(NAME)	
10 Duncan St.		Parcel 406
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (P.O. ZIP)	(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, I, ELIZABETH TATUM, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PALMER FRAZIER and wife, RUTH 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

Being the west one-third of Lot No. 1 of Block "H" on the Map of the Hermitage Addition, of record in Book 57, pages 42 and 43 of the Register's Office for said County.

Said part of Lot No. 1 fronts 33-1/3 feet on the southerly side of Fain Street, formerly Hermitage Avenue, and runs back between parallel lines, along the easterly margin of Duncan Street, 143½ feet more or less to a 20-foot alley in the rear.

Being the same property conveyed to Arthur N. Tatum and wife, Elizabeth Tatum of record in Book 2290 Page 107 Register's Office for Davidson County, Tennessee. Arthur N. Tatum is now deceased.

The property described above is sold "AS IS" subject to any and all codes letters (if any) covering said property along with any easements and/or restrictions of record.
The Grantees or any successor in title shall be obligated for a period of one year from September 21, 1993 to rent the house at 157 Fain Street to the current renters, I, Q. Harris, et ux for a rental of $95.00 per month unless said renters voluntarily terminate said rental agreement.

unimproved ( )
This is improved (X) property, known as 10 Duncan Street, Nashville, Tennessee 37210 / 157 Fain Street, Nashville, Tennessee 37210
(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 my hand this 21st day of September, 19 93

Elizabeth Tatum
ELIZABETH TATUM

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Elizabeth Tatum

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of September 1993

Commission expires 3-23-96

Notary Public

STATE OF TENNESSEE

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

and _____ (his oath) _____ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ELIZABETH TATUM

TO
PALMER FRAZER and wife,
RUTH FRAZER

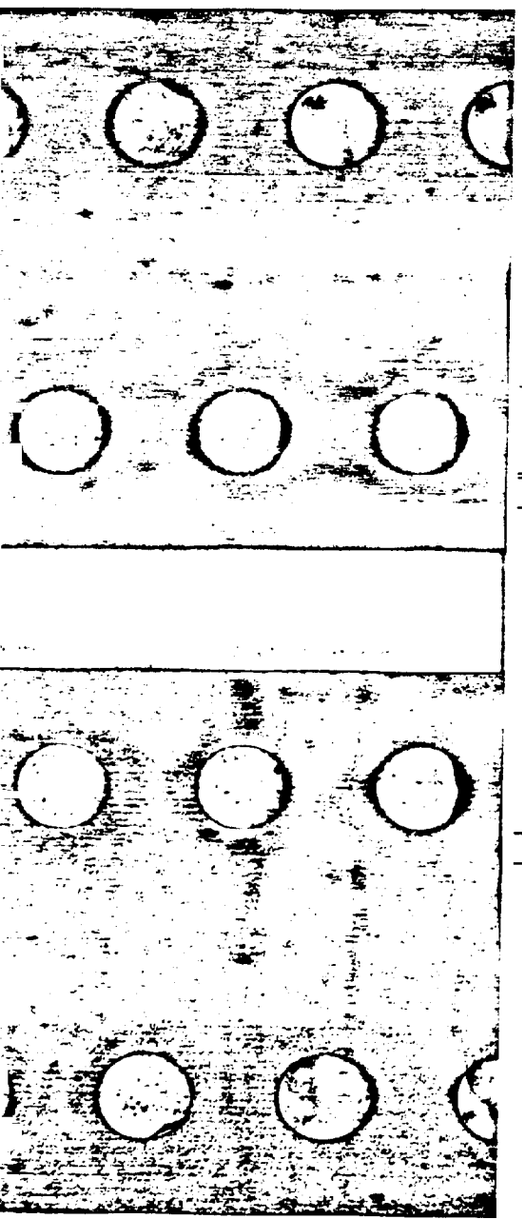
9842 09/27 0101 03CHECK 101.50

IDENTIF. & REFERENCE

93 SEP 27 AM 11:44

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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	25000.00
			CON TX	92.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	101.50
			CHECK	101.50
09/27/93	01		11:47 0001	9842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67022
IDENTIF. & REFERENCE

93 SEP 27 AM 11:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 702212