BOOK 9131 PAGE 53[illegible]

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 33927)
Dav. Co. File: Box 8

CHRISTY WILK[illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 66000.00

Teresa L. Frazier
Affiant

Sworn and subscribed before me this 28th day of October, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Teresa L. Frazier 4310 Idaho Avenue Nashville, Tennessee 37209	CTX Mortgage Company P. O. Box 19000 Dallas, Texas 75219-9000	103-04-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nanette B. Fancher, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Teresa L. Frazier, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 211 of Block 11 on the plan of Charlotte Park, First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 211, a corner lot, fronts 61 feet on the northerly margin of Idaho Avenue and extends back between parallel lines 150 feet along the easterly margin of 44 Avenue North to a 20 foot alley.

BEING the same property conveyed to Robert T. Fancher and wife, Nanette B. Fancher by deed from James Robert Estepp and wife, Donna P. Estepp of record in Book 5950, page 578, said Register's Office. By Quitclaim Deed of record in Book 6142, page 276 as corrected in Book 6160, page 648, said Register's Office, the said Robert T. Fancher conveyed his interest in subject property to Nanette B. Fancher.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Nanette B. Fancher by Nancy Ray as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

79436
IDENTIF. & REFERENCE

93 OCT 29 AM 9:54
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 4310 Idaho Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of October, 1993.

Nanette B. Fancher

Nanette B. Fancher, By: Nancy Ray, Atty-In-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Ray**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Nanette B. Fancher**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of October, 1993.

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 9/16/95

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Nanette B. Fancher

TO: Teresa L. Frazier

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Nancy Ray, Affiant

Sworn to and subscribed before me this

28th day of October, 1993.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 9/16/95

764 RS 39 0101 OCT 93

253.20



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

RECEIVED OF _____

FOR _____

BOOK 9131 PAGE 600

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	66000.00
			CON TX	244.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	253.20
			CHECK	253.20
10/29/93	01		09:54 0001	7608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79436
IDENTIF. ↑ REFERENCE

93 OCT 29 AM 9:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 715414