File Box #2

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9164 PAGE 241

ADDRESS NEW OWNER:
George G. Bretz and Cheryl J. Bretz
1431 Shelton Avenue
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First California Mortgage Company
P. O. Box 7360
Reno, NV 89510-7360

MAP AND PARCEL:
MAP 72-4
PARCEL 33
15DZ-33120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John S. Frazer and wife, Carol E. Frazer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto George G. Bretz and wife, Cheryl J. Bretz, as tenants by the entirety, 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 southerly 65 feet of Lots 17, 18 & 19 and all of Lots 30, 31 & 32 and the westerly 20 feet of Lot 29, Block "A", Inglewood Gold Club Subdivision, of record in Book 843, Page 65, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Ave. S., Suite 201, Nashville, TN 37212, License No. 665, dated November 5, 1993, as follows:

BEGINNING at a point in the northwesterly margin of Shelton Avenue, said point being the easterly most corner of Lot 33 and the southerly most corner of the herein described property; thence northwesterly 265 feet to a point; thence northeasterly 180 feet to a point; thence southeasterly 65 feet to a point; thence northeasterly 20 feet to a point; thence southeasterly 200 feet to a point in the northwesterly margin of Shelton Avenue; thence along said Shelton Avenue 200 feet to the point of beginning.

Being the same property conveyed to John S. Frazer and wife, Grace Frazer, by deed from Floyd Adkisson and E. L. Radabaugh of record in Book 2904, Page 365, Register's Office for Davidson County, Tennessee. The said Grace Frazer is now deceased.

Carol E. Frazer herein joins to convey any and all rights and interest she may have; especially her marital rights.

This is the same description as in previous deed of record.

2811 11/29 0101 03CHECK 564.00

This is improved property known as 1431 Shelton Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George G. Bretz and wife, Cheryl J. Bretz, their heirs and assigns, forever; and we, John S. Frazer and wife, Carol E. Frazer 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of November, 1993.

John S. Frazer

Carol E. Frazer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John S. Frazer and wife, Carol E. Frazer 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of November, 1993.

NOTARY PUBLIC

My Commission Expires: 7/1/97

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 150,000.00.

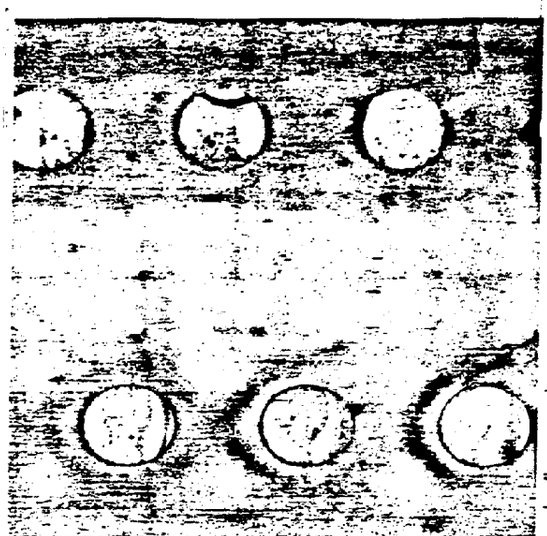
AFFIANT

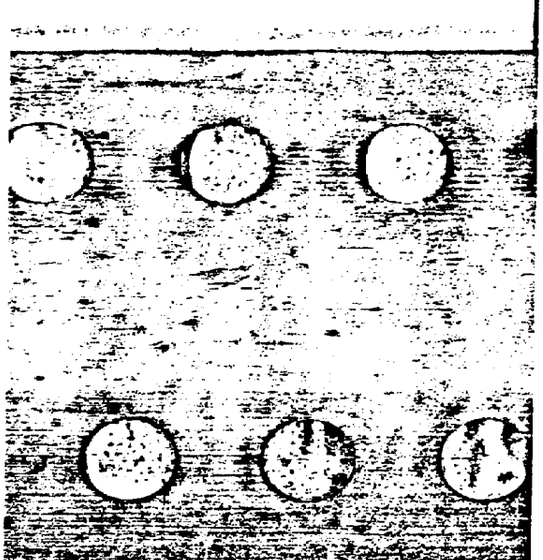
Subscribed and sworn to before me this 24th day of November, 1993.

NOTARY PUBLIC
My Commission Expires: 7/1/97

89769
IDENTIF. ↑ REFERENCE

93 NOV 29 AM 8:39
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9164 PAGE 243

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	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	8.00
TOTAL	564.00
CHECK	564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/29/93 01 08:40 0001 2811

89769
IDENTIF. ↑ REFERENCE

93 NOV 29 AM 8:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 726527