BOOK 9211 PAGE 253 B6417

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Ann M. Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 19 93

Phyllis O'Keefe
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann M. Frazier (NAME)	Troy & Nichols, Inc. (NAME)	Map 173-1
218 Cedarview Drive (ADDRESS)	P.O. Box 4025 (ADDRESS)	Parcel 75
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	5DU 61750

FOR AND 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, Edwin E. Sanborn, Jr. and wife, Carlotta J. Sanborn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann M. 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 Lot No. 343 on the Plan of Monte Carlo Estates, Section 1, of record in Plat Book 4675, page 68, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin E. Sanborn, Jr. and wife, Carlotta J. Sanborn by deed from Dr. Paul C. Gomez and wife, Katherine Gomez of record in Book 6263, page 896, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 4781, page 858, said Register's Office.

The legal description is the same as the previous deed of record.

0437-4 IDENTIF. & REFERENCE

94 JAN -5 PM 2:03 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

6216 01/05 0101 03CHECK 293.53

unimproved ( )
This is improved (X) property, known as 218 Cedarview Drive, Nashville, TN 37211
(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 30th day of December 19 93

Edwin E. Sanborn, Jr.

Carlotta J. Sanborn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin E. Sanborn, Jr. and wife, Carlotta J. Sanborn

the bargainor, s 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 30th day of December, 19 93.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF:

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

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	76900.00
CON TX	284.53
PRFEE	1.00
WDEED	8.00
TOTAL	293.53
CHECK	293.53

01/05/94 01 14:02 0001 6216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04374
IDENTIF. ↑ REFERENCE

94 JAN -5 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.742239