BOOK 9253 PAGE 887

SPECIAL WARRANTY DEED

This instrument prepared by:
Richard H. Frank, Jr.
Jack, Frank & Lyon, P.A.
11 Music Circle South
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 18th day of February, 1994.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE
MY COMMISSION EXP. JULY 22, 1995

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Jean Frank Massey 1231 Brentwood Pointe Brentwood, TN 37027	SAME	171-46

7334 02/18 0101 03CHECK 8.00

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Richard H. Frank, Jr., Executor of the estate of Richard H. Frank, Sr., deceased, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jean Frank Massey, unmarried, hereinafter called the Grantee, her heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 46 on the Map of R.W. Bratton & Company's Brentwood Gardens Subdivision of the property of John P. Frank, not of record, described according to a copy of a survey thereof made November, 1934, by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the westerly margin of Valley View Road, the common corner of Lots Nos. 46 and 47, being 1200 feet south of the southwest corner of said road and Jordan Road; thence with the line between said lots westerly 436.5 feet to a point; thence southerly 150 feet to a point; the common corner of Lots Nos. 45 and 46; thence with the line between said lots easterly 436.5 feet to the westerly margin of Valley View Road; thence with the margin of said road northerly 150 feet to the point of beginning, containing 1.503 acres more or less.

Being the same property conveyed to Richard H. Frank and wife, Jean N. Frank by Albert H. Noble and wife, Alberta O. Noble by deed of record in Book 1132, page 74, Register's Office for said County, the said Jean N. Frank having died on August 31, 1991.

This is improved property known as 5637 Valley View Road, Brentwood, Tennessee.

This transfer is being made to satisfy a bequest in the Last Will and Testament of Richard H. Frank, Sr., deceased.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that he is lawfully seized and possessed of said land in fee simple has a good right to convey it, and the same is unencumbered, except for a certain Grant of Right of First Refusal from Richard H. Frank, Sr. to W.D. Kilpatrick dated July 23, 1984; and Grantor does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to said land to said Grantee her heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 18th day of February, 1994.

Richard H. Frank, Jr.
Executor of the Estate of
Richard H. Frank, Sr., in his
capacity as such and not further
or otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Richard H. Frank, Jr., as Executor of the Estate of Richard H. Frank, Sr., 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 within named bargainor, and that he as such Executor, executed the foregoing instrument for the purpose therein contained.

Witness my hand, in Nashville, Tennessee, this 18th day of February, 1994.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF TENNESSEE
MY COMMISSION EXP. JULY 22,1995

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IDENTIF. ↑ REFERENCE

94 FEB 18 PM 2:46
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.