BOOK 9324 PAGE 352

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES 12/21/96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vicki C. Fraser (NAME)	Leader Federal Bank for Savings (NAME)	31-123
2152 Ingram Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Whites Creek TN 37189 (CITY) (STATE) (P.O. ZIP)	Memphis TN 38101-2926 (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, WE, Ronald A. Jacobs, ~~unmarried~~ married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki C. Fraser and husband, Thomas D. Fraser

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

(Continued) See Exhibit "A" attached hereto and incorporated herein by reference

Leanna RJacobs,wife of Ronald A. Jacobs, joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly, her marital interest by virtue of her marriage to grantor.

Subject to any and all plats, easements, restrictions, and other matters of record.

43288

IDENTIFICATION REFERENCE

94 APR 27 AM 10:04

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )
This is improved (XX) property, known as 2152 Ingram Road (House Number) (Street) (P.O. Address) Whites Creek, TN 37189 (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. Whenever 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 22nd day of April 19 94

Ronald A. Jacobs

Leanna R. Jacobs

[redacted]

STATE OF TENNESSEE
COUNTY OF Sumner }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald A. Jacobs, ~~un~~married + wife Leanna R. JACOBS

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 _____, Tennessee, this 22nd day of April, 19 94.

Commission expires 12/21/96

_____
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, 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_____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

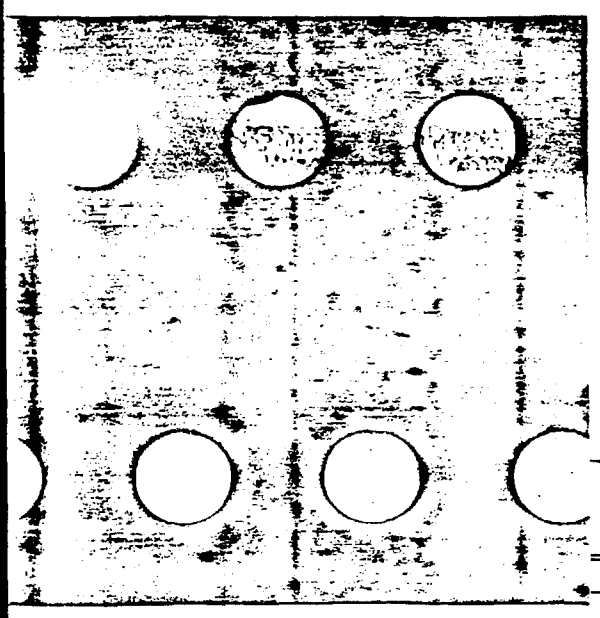
Exhibit "A" to Warranty Deed
from Ronald A. Jacobs, unmarried, to Vicki C. Fraser and husband, Thomas D. Fraser

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Enter legal description (continued)
Land in the 10th Civil District of Davidson County, Tennessee, being known as Lot 1 on the Final Plat of J.R. Reed Subdivision, a plat of which is of record in Book 6900, Page 898, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Jesse Walker, RLS, PE, dated May 11, 1989, as follows: BEGINNING at an iron pin located on the North margin of Ingram Road, 1379 feet more or less from the West margin of Lickton Pike, said pin being the Southwest corner of the property herein described and being a new corner of the remainder of Parcel 47; thence, leaving said margin and severing Parcel 47, North 10 degrees, 59 minutes, 40 seconds West a distance of 454.56 feet to an iron pin, said pin being the Northwest corner of the property herein described and being a new corner of the remainder of Parcel 47; thence continuing to sever Parcel 47, North 78 degrees, 04 minutes, 00 seconds East a distance of 188.60 feet to an iron pin, said pin being the Northeast corner of the property herein described and being a new corner of the remainder of Parcel 47; thence, continuing to sever Parcel 47, South 10 degrees, 59 minutes, 40 seconds East a distance of 466.33 feet to an iron pin on the North margin of Ingram Road, said pin being the Southeast corner of the property herein described and being a new corner of the remainder of Parcel 47; thence continuing along said margin, South 79 degrees, 00 minutes, 20 seconds West a distance of 9.54 feet to an iron pin at the beginning of a curve to the right; thence, continuing along said margin with a curve to the right (said curve having a radius of 1850 feet, a delta angle of 05 degrees, 33 minutes, 13 seconds, a chord bearing of South 81 degrees, 46 minutes, 57 seconds West and a chord distance of 179.25 feet) a distance of 179.32 feet to an iron pin, the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to Ronald A. Jacobs by Deed of record in Book 7844, Page 649, Register's Office for Davidson County, Tennessee.

8647 04/27 0101 03CHECK 205.03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

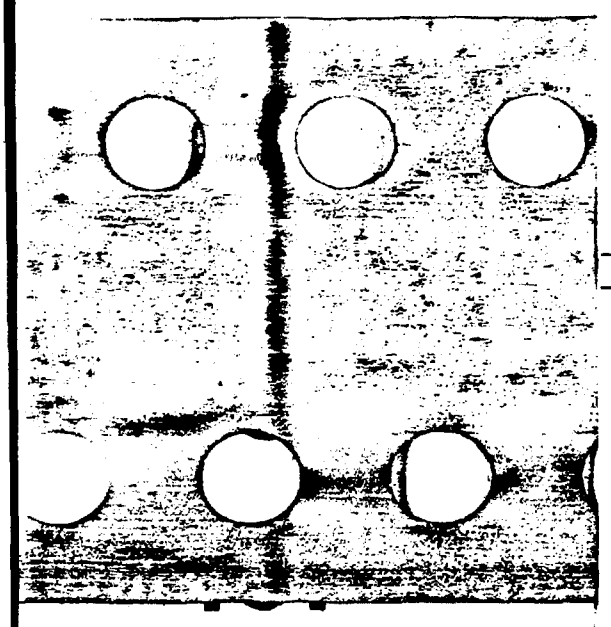
FOR _____

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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	51900.00
			CON TX	192.03
			PRFEE	1.00
			WDEED	12.00
			TOTAL	205.03
			CHECK	205.03

04/27/94 01 10:06 0001 8647



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43288
IDENTIF. ↑ REFERENCE

94 APR 27 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 783771