This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
First Union Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Map 132-09 Parcel 7
Field Book No. 16DA-16073

99058

MAIL ENV.
94 OCT 12 11:10:07
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

New Owner:

James W. Bilyeu
506 Armistead Place
Nashville, TN 37215

Send Tax Bills:

New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, ELIZABETH S. DUGGAN, Individually and as Administratrix C.T.A. with Will annexed of the Estate of Mary Carney Frensley, Grantor, have bargained and sold and by these presents do transfer and convey unto JAMES W. BILYEU, Grantee, his heirs and assigns, the property described as follows:

> Land in Davidson County, Tennessee, being part of large Lot No. 2 on the Map of Glendale Park, as of record in Book 57, page 141, Register's Office for said County, as follows:
>
> Beginning on the westerly margin of Kirkman Lane at a point 200 feet south of the southerly margin of Lea Avenue; thence westwardly and parallel with the southerly margin of Lea Avenue 86 feet, more or less, to the easterly line of the property conveyed to Mary F. Hubbell by deed from Hattie I. Staley of record in Book 689, page 65, said Register's Office; thence with said line southwardly 145 feet; thence eastwardly 86 feet, more or less, to the westerly margin of Kirkman Lane; thence with said lane northwardly 145 feet to the beginning.
>
> Being the same property conveyed to Thomas Earl Frensley and wife, Mary C. Frensley, by deed from Edward Cagle and wife, Euphiazene Cagle, of record in Book 2337, page 526, Register's Office of Davidson County, Tennessee. Thomas Earl Frensley died April 17, 1956 leaving title vested in Mary C. Frensley (being one and the same as Mary Carney Frensley) as surviving tenant by the entirety. Mary C. Frensley died May 19, 1993 leaving her Last Will and Testament filed in Case No. P-93-1084 In The Chancery Court for Williamson County, Tennessee. Elizabeth Frensley Case, daughter of Mary C. Frensley, died May 19, 1993. Title is therefore vested in Elizabeth S. Duggan, the only child of Elizabeth Frensley Case.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee that I am lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County County, Tennessee as follows: (1) All matters on the plan of record in Plat Book 57, page 141, said Register's Office. (2) 1994 taxes are paid.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

RUSSELL DUGGAN, husband of ELIZABETH S. DUGGAN, joins in the execution of this instrument to convey to Grantee, his heirs and assigns all right, title and interest he may have in the subject property whether by virtue of his marriage to ELIZABETH S. DUGGAN or otherwise.

WITNESS our hands on this the 11th day of October, 1994.

ELIZABETH S. DUGGAN, Individually and as Administratrix C.T.A. with Will annexed of the Estate of Mary Carney Frensley

RUSSELL DUGGAN

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

Personally appeared before me, the understand, a Notary Public of said County, ELIZABETH S. DUGGAN, Individually and as Administratrix C.T.A. with Will annexed of the Estate of Mary Carney Frensley, and husband, RUSSELL DUGGAN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 1994.

NOTARY PUBLIC

My Commission Expires: 6/23/98

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE )
)
COUNTY OF WILLIAMSON )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Forty Two Thousand Five Hundred and No/100 Dollars ($42,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 11th day of October, 1994.

NOTARY PUBLIC

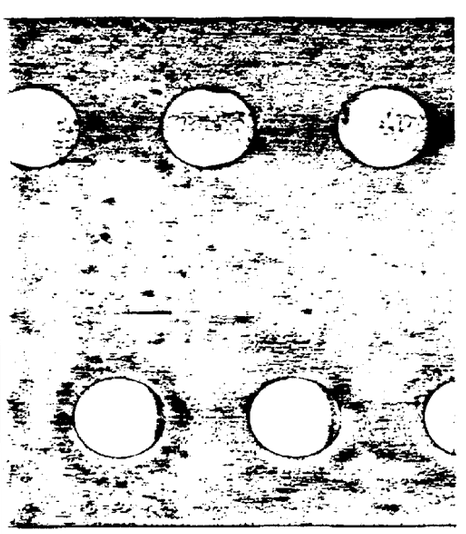
My Commission Expires: 6/23/98

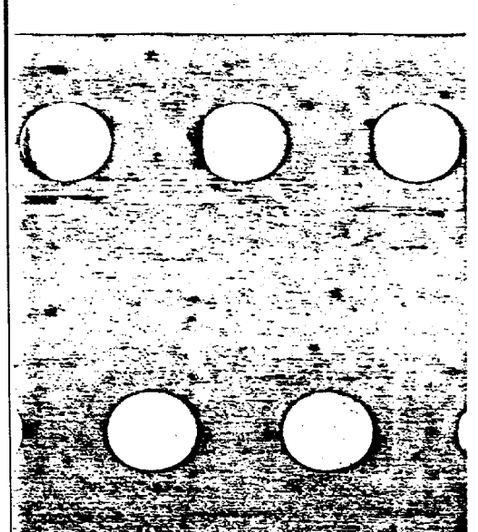
MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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File #A-9958

7246 10/12 0101 03CHECK 166.25

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





RECEIVED OF _____

FOR _____

BOOK 9490 PG 878

| | | |
|---|---|---|
| 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 | 42500.00 |
| CON TX | 157.25 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 166.25 |
| CHECK | 166.25 |

10/12/94 01 10:06 0001 7246

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

99058
IDENTIF. & REFERENCE

94 OCT 12 AM 10:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 843455