File #12827
File Box 38
First Title and Escrow Co., Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road
Nashville, Tennessee 37215

BOOK 9506 PG 70

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEITH DAVID FRAZIER (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 144-10
2148 Timberwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	PARCEL 51
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	FIELD BOOK FH4405

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, H. SAMUEL ABELL, II AND WIFE, CAROL G. ABELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH DAVID FRAZIER AND WIFE, TRACY ANN FRAZIER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Chickering Valley, as of record in Plat Book 2331, pages 121-123, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to H. Sam Abell, II and spouse, Carol G.Abell by deed from John J. Gallagher and spouse, Kathryn B. Gallagher of record in Book 8794, page 747, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 2542, page 25; and (2) All matters appearing on the Plan of record in Plat Book 2331, pages 121 thru 123, said Register's Office.

94 OCT 31 PM 12:52
REGISTER
DAVIDSON COUNTY, TN.

04334
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX) property, known as 2148 Timberwood Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of October, 1994

H. SAMUEL ABELL, II

CAROL G. ABELL

BOOK 9506 PG 71

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. SAMUEL ABELL, II AND WIFE, CAROL G. ABELL 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 28th day of October, 19 94.

My commission expires 11/20/96 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

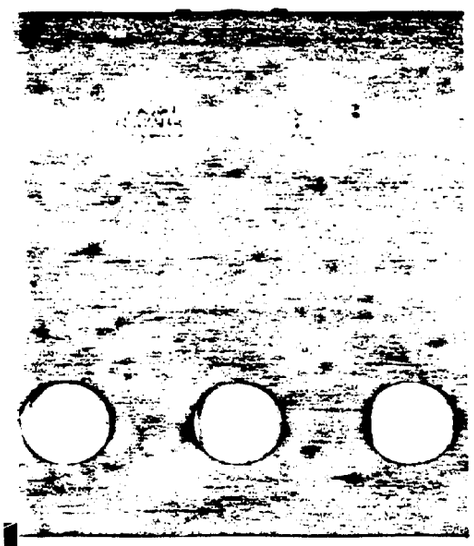
WARRANTY DEED

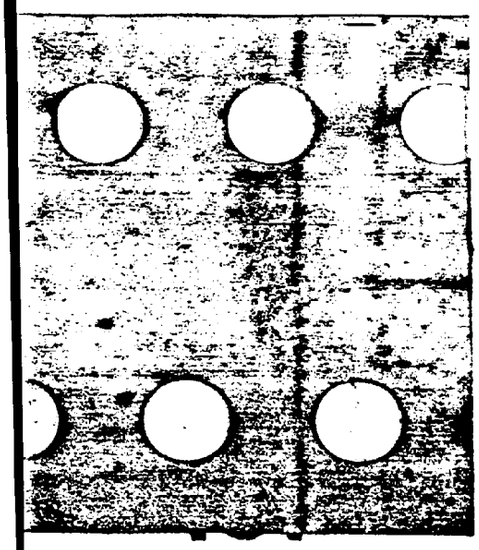
FROM H. SAMUEL ABELL, II AND WIFE, CAROL G. ABELL

TO KEITH DAVID FRAZIER AND WIFE, TRACY ANN FRAZIER

2879 10/31 0101 02CHECK 893.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9506 PG 72

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	
				239000.00
			CON TX	884.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	893.30
			CHECK	893.30
10/31/94	01		12:52 0001	2879

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04334
IDENTIF. & REFERENCE

94 OCT 31 PM 12:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 849185