Box 58

WARRANTY DEED

BOOK 9506 PG 557

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-22-97

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Bolster	NEW OWNER	MAP 103-12
(NAME)	(NAME)	
3823 Central Avenue		PARCEL 275
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Keith D. Frazier and wife, Tracy R. Frazier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Bolster and wife, Alice T. Bolster

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:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, said Register's Office.

Said Lot No. 208 fronts 50 feet on the southeasterly side of Central Avenue and runs back between parallel lines 192.5 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Keith D. Frazier and wife, Tracy R. Frazier by deed from Ronald C. Smith and wife, Linda W. Smith of record in Book 8178, page 709, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Plan of record in Book 332, page 92; any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated and paid day of close and subsequent years taxes assumed by the Grantees.

04498

IDENTIF. ✦ REFERENCE

94 OCT 31 PM 3:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3823 Central Avenue, Nashville, TN 37205
(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 28th day of October 19 94

Keith D. Frazier

Tracy R. Frazier

BOOK 9506PG558

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith D. Frazier

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October 19 94.

Commission expires 11-22-97

Paula M. Harris
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Keith D. Frazier with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Attorney-in-Fact 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.

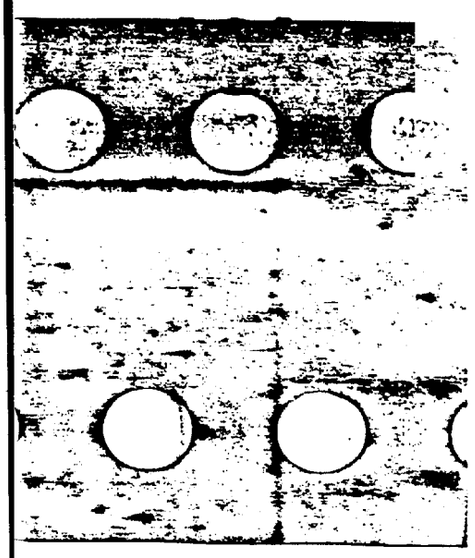
Witness my hand, at office, this 28th day of October, 1994.

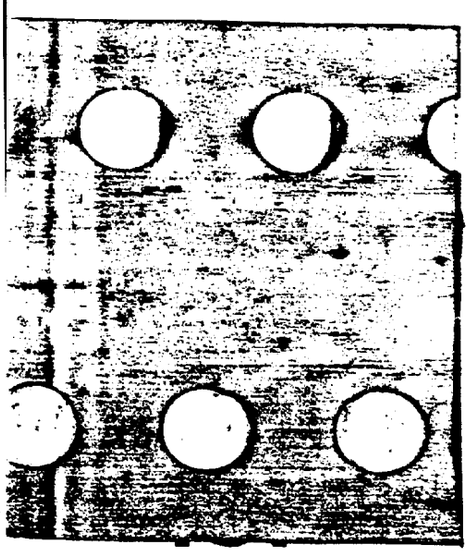
Paula M Harris
Notary Public

My Commission Expires:

11-22-97

3050 10/31 0101 03CHECK 1026-50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9506 PG 559

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 275000.00
				CON TX 1017.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1026.50
				CHECK 1026.50
10/31/94	01			15:05 0001 3050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04498
IDENTIF. ↑ REFERENCE

94 OCT 31 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849352