266

BOOK 9519 PG 771

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Charles H. Smith Patricia J. Smith 4641 Bull Run Road Ashland City, TN 37015	Mortgage Service America Company P.O. Box 7360 Reno, Nevada 89510-7360	Map 046-000 Parcel 075.00
This instrument prepared by: Robert J. Notestine, III, Attorney At Law, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, James P. Frisina, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Charles H. Smith and wife, Patricia J. Smith (the "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A tract of land on the southeasterly side of Bull Run Road being all of the property described in deed book 6597, page 169, Register's Office, Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc. dated January 19, 1990 as follows:

Beginning in the centerline of Bull Run Road at a point of 1712 feet northeast from the northeast corner of the property conveyed to Blanche Anderson of record in Book 2704, page 94, said Register's Office and running thence with the centerline of Bull Run Road North 57 degrees 30' East 112 feet; thence South 27 degrees 20' East 1109 feet; thence South 2 degrees 30' West 231 feet; thence North 27 degrees 20' West 1305 feet to the point of beginning, containing 3.1 acres, more or less.

Being the same property conveyed to James P. Frisina by Cash Deed for Tennessee from Secretary of Housing and Urban Development of record in Book 9279, page 289, said Register's Office for Davidson County, Tennessee.

Suzanne P. Frisina wife of James P. Frisina joins in this conveyance to convey any interest she may have in the subject real property particularly any marital interest.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements of record.

This is improved property commonly known as 4641 Bull Run Road, Ashland City, Tennessee 37015.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $75,000.00.
[Patricia J. Smith
[Affiant
[Subscribed and sworn to before me this
[4th day of November, 1994.
[Notary Public
[My Commission Expires January 24, 1998

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has good right to convey it, and the same are unencumbered except as set forth hereinabove.

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And Grantor do further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of November, 1994.

James P. Frisina

Suzanne P. Frisina

94 NOV 14 PM 2:59

08732

IDENTIFICATION REFERENCE

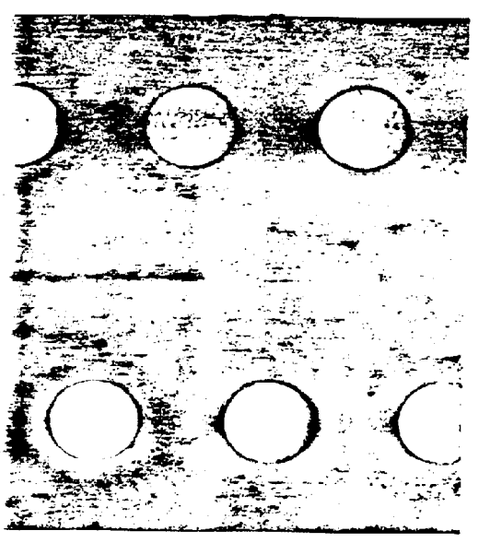
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Frisina and wife, Suzanne P. Frisina, who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee this 4th day of November, 1994.

Notary Public

My Commission Expires: Jan 24, 1998



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

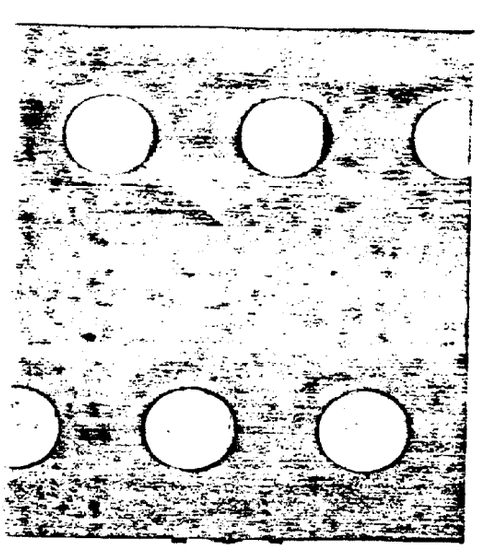
RECEIVED OF _____

FOR _____

BOOK 9519 PG 773

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 75000.00
CON TX 277.50
PRFEE 1.00
~~WHFEE 8.00~~
~~TOTAL 286.50~~
CHECK 286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/14/94 01 15:00 0001 3777

08732
IDENTIF. & REFERENCE

94 NOV 14 PM 2:59
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 853857