BOOK 9539 PG 141

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: 6-10-98
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Beaty Title Company,, 181 EAST MAIN, SUITE 8, HENDERSONVILLE, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry T. Frensley (NAME)	Jerry T. Frensley (NAME)	MAP 124
3204 Thoroughbred Dr (ADDRESS)	3204 Thoroughbred Dr (ADDRESS)	PARCEL 99.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, David B. Taylor, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry T. Frensley and wife, Carolyn M. Frensley

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 and being Lot No. 1 on the Plan of Bridle Path Subdivision, Section Three of record in Plat Book 7900, page 736, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David B. Taylor, unmarried, by deed from Brown Taylor and wife, Sammie Taylor, of record in Book 9319 at page 90, said Register's Office, and subsequently by Correction Deed of record in Book 9342, page 510, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 9376, page 522, Book 5550, page 483, and Book 7900, page 736, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

94 DEC -5 AM 10:13

0517 12/06 0101 03CHECK 142.20

14942
IDENTIF. & REFERENCE

unimproved (X)
This is improved ( ) property, known as 3204 Thoroughbred Drive, Hermitage, Tennessee 37076
(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 my hand this 1st day of December 19 94

David B. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9539 PG 142

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David B. Taylor, Unmarried

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 _____, Tennessee, this 1st day of December, 19 94.

Commission expires 4-10-98

Notary Public

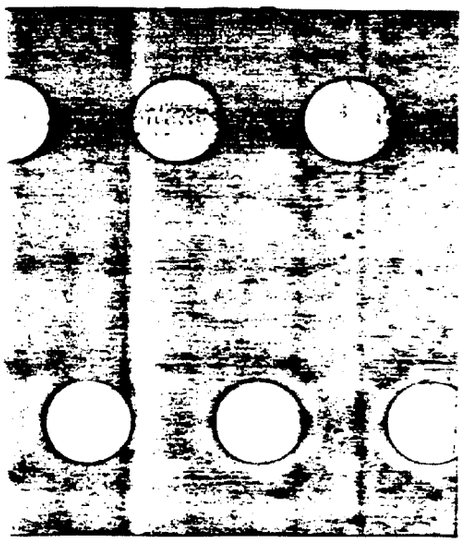
STATE OF TENNESSEE
COUNTY OF

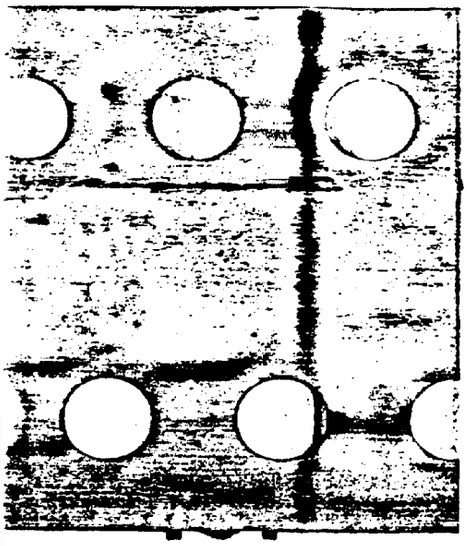
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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





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

RECEIVED OF _____

FOR _____

BOOK 9539 PG 143

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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

12/06/94 01 10:13 0001 0517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14942
IDENTIF. & REFERENCE

94 DEC -5 AM 10:13

REGISTER
DAVIDSON COUNTY, TN.

No. 860517