ADDRESS OF NEW OWNER(S) AND
SEND TAX BILLS TO:
Wayne Neely
3068 Joe Dowlen Road
Pleasant View, Tennessee 37146

Tax Map 33-8,
Parcel 26

BOOK 9690 PG 657

THIS DEED OF CONVEYANCE: WITNESSETH; WHEREAS, GLENDA G. FRAKES, a widow, individually as an heir, and as the Administratrix of the Estate of Horace Lofton Frakes, a resident of Robertson County, Tennessee; SCOTT FRAKES, individually as an heir of the Estate of Horace Frakes, a resident of Davidson County, Tennessee, and KAREN F. THOMPSON, individually as an heir of the Estate of Horace Lofton Frakes, a resident of Davidson County, Tennessee, (hereinafter referred to as Grantors), being the owners of the land hereinafter described. The decedent, HORACE LOFTON FRAKES died intestate December 30, 1994 and pursuant to the laws of intestate succession for the State of Tennessee, the above Grantors are authorized and empowered to make sale of decedent's property, upon such terms as they, in their discretion deems best, and to execute deeds therefore; and

WHEREAS, GLENDA G. FRAKES, Administratrix for the aforementioned estate duly qualified as such in the Chancery Court for Robertson County, Tennessee at Springfield on January 10, 1995;

NOW, THEREFORE, in consideration of the sum of FIFTY THOUSAND ($50,000.00) DOLLARS AND NO/CENTS, cash in hand paid, the receipt of which is hereby acknowledged, WE, GLENDA G. FRAKES, a widow, individually and as the Administratrix of the Estate of Horace Lofton Frakes, SCOTT FRAKES, individually and KAREN F. THOMPSON, individually as heirs to the estate of Horace Lofton Frakes, the Grantors, have this day bargained and sold, and do by these presents sell, transfer and convey unto the grantees, WAYNE NEELY and wife, CAMILLA NEELY both residents of Roberstson County, Tennessee, their successors and assigns, certain land situate in the ____ Civil District of Davidson County, Tennessee described as follows, to-wit:

BEING LOT 68, on the Plan of Section I, Gatewood Subdivision, as of record in Book 3300, Pages 47 to 52, both inclusive, Register's Office, to which plan reference is here made for a more complete and accurate description.

BEING THE SAME PROPERTY conveyed unto H. Lofton Frakes by deed from Minnie F. Hagewood, a widow dated 2/4/78, recorded 2/9/78 in Book 5251, Page 225, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all appurtenances and immunities thereto pertaining unto the said Grantees, their successors and assigns, forever. The Grantors covenants with the said Grantees, successors and assigns: (1) That they are lawfully seized in fee of said premises; (2) That they have a good and perfect right to make this conveyance; and, (3) That they will warrant and defend the legal title in and to said premises against the lawful claims and demands of all persons whomsoever.

DATED at Springfield, Tennessee, this 20th day of February, 1995.

BOOK 9600 PG 658

THE ESTATE OF HORACE LOFTON FRAKES

BY: Glenda G Frakes Admin.
GLENDA G. FRAKES, Administratrix

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENDA G. FRAKES, Administratrix for the Estate of Horace Lofton Frakes, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 14th day of Feb., 1995.

Laurie W. Herndon
NOTARY PUBLIC

My Commission Expires: 4.3.96.

BY: Glenda G. Frakes
GLENDA G. FRAKES, a widow
Individually

BOOK 9690 PG 659

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENDA G. FRAKES, a widow and heir of the Estate of Horace Lofton Frakes, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 14th day of Feb., 1995.

Laura W. Herndon
NOTARY PUBLIC

My Commission Expires: 4.3.96.

BY: Scott Frakes
SCOTT FRAKES, Individually
as an Heir to the Estate

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 SCOTT FRAKES, heir of the Estate of Horace Lofton Frakes, 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, this the 13th day of Feb., 1995.

Laura W. Herndon
NOTARY PUBLIC

My Commission Expires: 4.3.96.

3884 02/22 0101 03CHECK 202.00

BY: Karen F. Thompson
KAREN F. THOMPSON, Individually
as an Heir to the Estate

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 KAREN F. THOMPSON, heir of the Estate of Horace Lofton Frakes, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 13th day of Feb., 1995.

Laura W. Herndon
NOTARY PUBLIC

My Commission Expires: 4.3.96.

BOOK 9600 PG 660

STATE OF TENNESSEE
COUNTY OF ROBERTSON

I, hereby swear or affirm that the actual consideration of this transfer, or value of the property or interest in property transferred, whichever is greater, is $50,000.00 which amount is equal or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Wayne Neely
AFFIANT

SUBSCRIBED to and sworn to before me this, the 20th day of Feb., 1995.

Laura W. Herndon
NOTARY PUBLIC
My Commission Expires: 4.3.96.

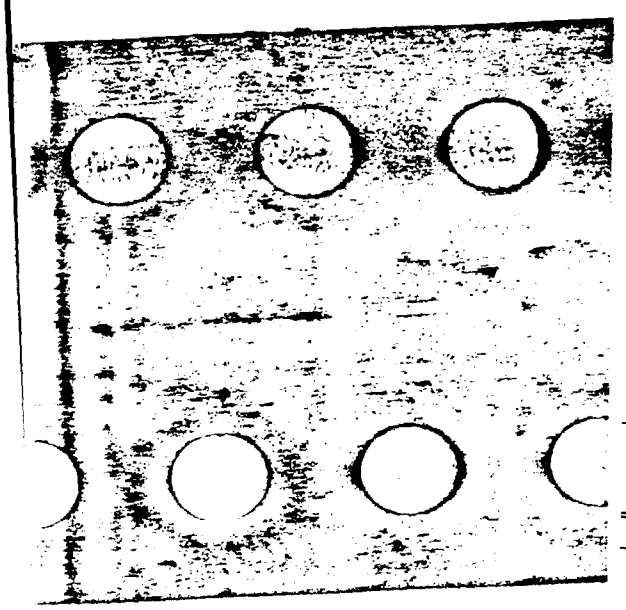
THIS INSTRUMENT PREPARED BY:
THE LAW OFFICES OF LARRY D. WILKS
509 West Court Square
Springfield, Tennessee 37172
Telephone (615) 384-8444

Mail

95 FEB 22 PM 1:41

REGISTER
DAVIDSON COUNTY, TN.

36154
IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

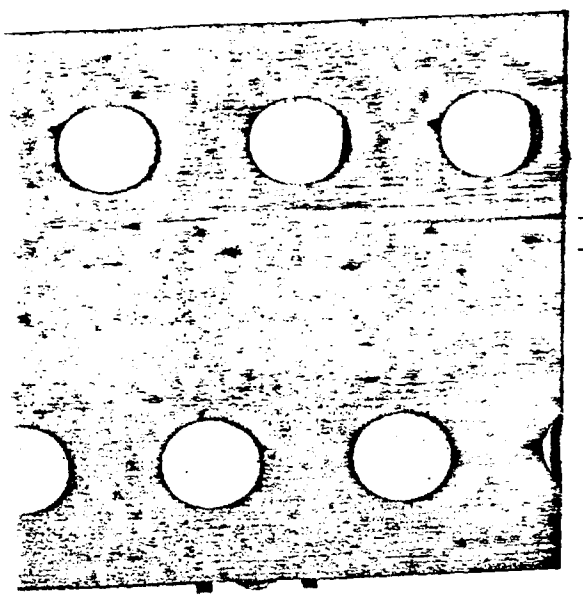
RECEIVED OF _____

FOR _____

BOOK 9500PG661

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 16.00
TOTAL 202.00
CHECK 202.00

02/22/95 01 13:40 0001 3884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36154
IDENTIF. REFERENCE

95 FEB 22 PM 1:41

REGISTER
DAVIDSON COUNTY, TN.

No. 883575