27-6

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Eugene Frye Gladys P. Frye 1022 East Trinity Lane Nashville, TN 37216	Same	MAP and PARCEL 72-5-129

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9612 PG 205

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Reba Frye Lancaster, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Eugene Frye and wife, Gladys P. Frye, William Ashley Frye and wife, Emily M. Frye and Jeffrey L. Frye and wife, Nancy S. Frye** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being lot number 37 and the easterly 5 feet of lot number 38 on the Plan of Dr. E. T. Brown's Subdivision of the J. B. King land, as of record in Book 332, Page 69, Register's Office for said County.

Said lot number 37 and said part of lot number 38 front together 60 feet, more or less, on the southerly side of Trinity Road and run back between lines, 417.8 feet, more or less, on the easterly line and 393 feet, more or less, on the westerly line, to a dead line in the rear on which they measure 62 feet, more or less.

Being the same property conveyed to Reba Frye Lancaster, by quitclaim deed from Betty Florence Frye, Robert Lynn Frye, Jr., Rebecca Frye and Eugene Frye, of record in Book 4829, Page 785, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1022 East Trinity Lane, Nashville, TN 37216.

Grantor hereby warrants that she has never lived in said property as a married person.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 332, Page 69, said Register's office and all matters therein; 3) Metro Sewer Easement of record in Book 4236, Page 813, said Register's office.

95 MAR -6 PM 2:37 7304 03/06 1101 03CHECK 168.10

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

39719

IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Franklin
The actual consideration or value, whichever is greater for this transfer is $43,000.00

Affiant

Subscribed and sworn before me this 8th day of February, 1995.

Notary Public

My Commission Expires: April 1996

NELLO SILVER NOTARY PUBLIC STATE OF TENNESSEE LAW

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' successors and assigns, forever. BOOK 9612 PG 205

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their 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.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **8th** day of **February, 1995**.

Reba Frye Lancaster

STATE OF TENNESSEE
COUNTY OF Davidson

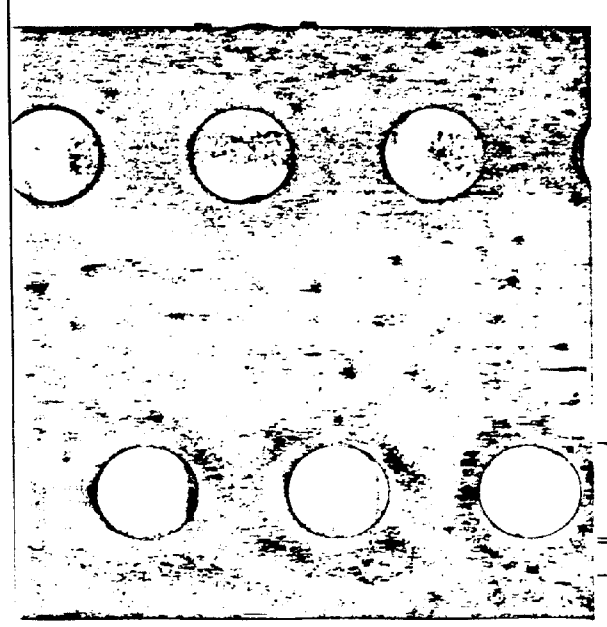
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Reba Frye Lancaster, married** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **8th** day of **February, 1995**.

Notary Public
My Commission Expires: 1-24-98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

File No. 9502-041



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

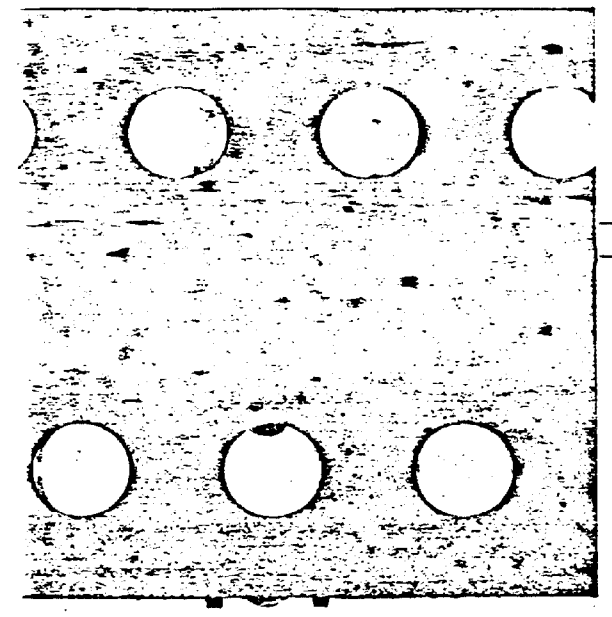
RECEIVED OF _____

FOR _____

BOOK 9612 PG 207

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 43000.00
CON TX 159.10
PRFEE 1.00
MTGTX 8.00
TOTAL 168.10
CHECK 168.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/06/95 01 14:32 0001 7804

39719
IDENTIF. & REFERENCE

95 MAR -6 PM 2:31

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 887444