FORM NO WD-1

BOOK 9672 PG 673

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Peggy Fritts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 1995.

Notary Public

MY COMMISSION EXPIRES: 12-8-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Chan McCullough, 700 Craighead Street, Suite 103, Nashville, TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Peggy S. Fritts (NAME)	SAME (NAME)	72-14
1613 Chase Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	262
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	15DA 30715

FOR AND IN 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 Araminta McCullough Williams, and James L. Minor & wife, Ida U. Minor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy S. Fritts, unmarried

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. 66 on the Map of Charles U. Coggins First Addition of record in Book 421, page 33, Register's Office for Davidson County, Tennessee, and the North part of Lot No. 9 on the unrecorded Map showing G. A. Pickup's Subdivision of Lot No. 1 of the Old Cahal Property, of record in Book 57, page 150, Register's Office for said County, described together as follows:

BEGINNING at a point where the line of Emerson Street terminates with the easterly line of Chase Avenue, being an intersection of said street in the north line of Lot No. 8 of said Pickup's Subdivision; thence with the easterly line of Chase Avenue, northerly 40 feet to a point, the common corner of Lots Nos. 65 and 66; thence with the line of said lots easterly 156 feet to the westerly margin of an alley; thence with the margin of the same southerly 40 feet to a corner; thence westerly 44.5 feet more or less, to the west line of a proposed alley, being the easterly line of Lot No. 9; thence along the westerly line of said alley and along the easterly line of Lot No. 9 southerly 123.5 feet to a point which is 150 feet north of Cahal Avenue; thence westerly parallel to the north margin of Cahal Avenue, 70 feet to the common line between Lots Nos. 8 and 9 of said Pickup's Subdivision; thence with the line between and lots northerly 123.5 feet to a point in the south line of Lot No. 66 above mentioned; thence with the line of same westerly 41.5 feet more or less, to the easterly margin of Chase Avenue, the point of beginning.

Being the same property conveyed to James L. Minor and wife, Ida U. Minor, and William C. McCullough and wife, Araminta M. McCullough, by deed from the Secretary of Housing and Urban Development of record in Book 5549, page 49, Register's Office for Davidson Couty, Tennessee.

The interest of William C. McCullough (now deceased) was conveyed to Araminta McCullough Williams by Hugh C. Howser, Jr., Executor by deed of record in Book 6446, page 295, R.O.D.C., Tennessee.

unimproved ( )
This is improved (X) property, known as 1613 Chase Avenue, Nashville, TN 37206
(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 hands this 10th day of May, 19 95

James L. Minor

Araminta McCullough Williams

Ida U. Minor

BOOK 9672 PG 674

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Araminta McCullough Williams, and James L. Minor & Wife, Ida U. Minor

the bargainors; with whom I am personally acquainted, (or 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 10th day of May, 1995.

W. John Mk
Notary Public

Commission Expires November 20, 1996

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Araminta Williams and

James L. Minor and wife, Ida Minor

TO

Peggy S. Fritts

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

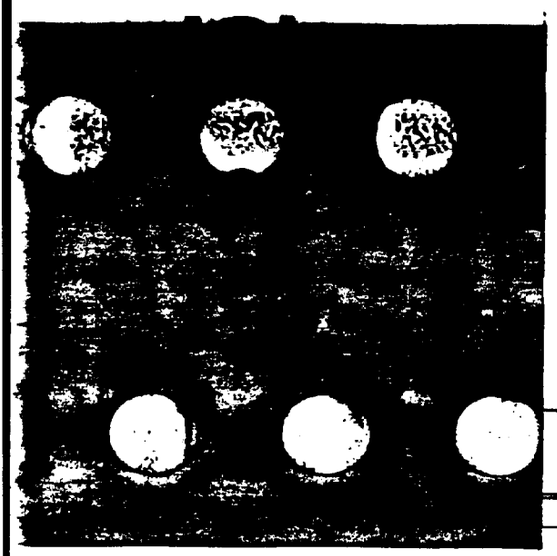
61082

IDENTIF. & REFERENCE

95 MAY 16 AM 9:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1371 05/16 0101 03CHECK 190.30



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

RECEIVED OF _____

FOR _____

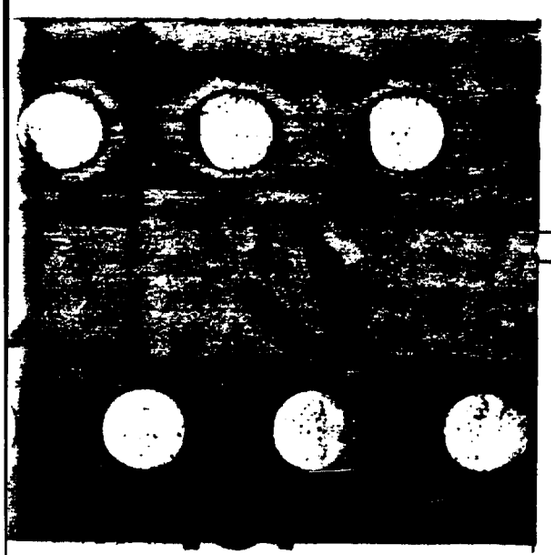
BOOK 9672 PG 675

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

05/16/95 01 09:50 0001 1371



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61082
IDENTIF. ↑ REFERENCE

95 MAY 16 AM 9:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910739