0131638

IDENTIFICATION REFERENCE

This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
103 Sumner Court
Hendersonville, TN 37075
(615)-822-9232

95 DEC 13 PM 12:32

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

File #: 95-1781

WARRANTY DEED

BOOK 9887 PG 308

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
Opal Griffin, married

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto Jeffrey S. Frusha and Leslie G. Frusha, husband and wife

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of Lot 541, Cloverhill, Section 8 as of record in Plat Book 6250 at page 720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Harold G. Griffin, Spouse of Opal Griffin, joins in this conveyance for the expressed purpose of conveying any and all, title, right and interest he may have in subject property.

PROPERTY ADDRESS: 3147 Crosswood Drive, Nashville, TN 37214

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 8635 at page 461, Register's Office for said County, Tennessee. The said Harold G. Griffin, spouse of Opal Griffin having already quitclaimed his right, title & interest is property being conveyed in Book 8707, page 291, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1995 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quiet possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 5th day of December, 19 95.

Opal Griffin

Harold G. Griffin

State of Tennessee
County of Davidson

On this 5th day of December, 19 95, before me, a Notary Public in and for said State and County, personally appeared Opal Griffin and Harold G. Griffin with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:
January 26, 1997

Kenneth C. Kant Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____ with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the _____ of _____ _____, a the within named bargainor, a corporation/partnership/joint venture and as such _____, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:
January 26, 1997

BOOK 9887 PG 309

Kenneth C. Kant Notary Public

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00

Jeffrey S. Frusha
AFFIANT

Subscribed and sworn to before me, this the 5th day of December, 1995

My Commission Expires:
January 26, 1997

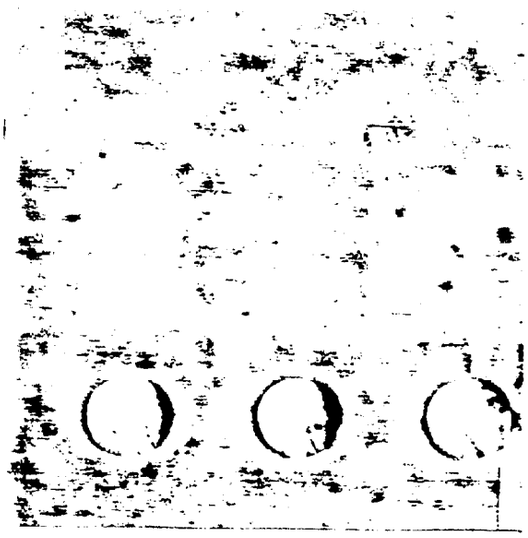
Kenneth C. Kant Notary Public

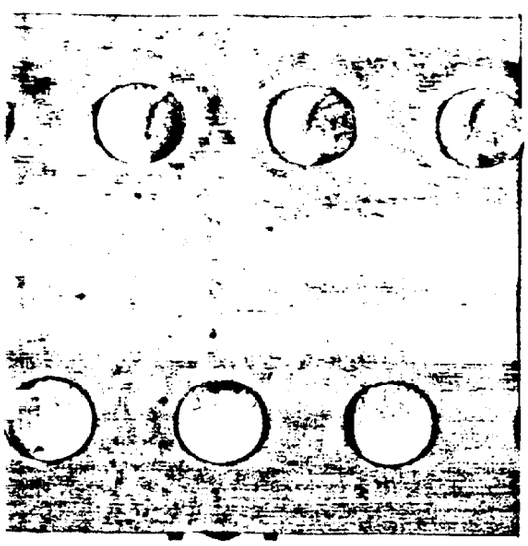
MAP AND PARCEL #: 096-11-0 18.00

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
Jeffrey S. Frusha	Community Mortgage Corporation
3147 Crosswood Drive	142 Timber Creek Drive
Nashville, TN 37214	Cordova, TN 38018

SUPERIOR TITLE & Escrow Services, Inc.
103 Sumner Court, Hendersonville, TN 37075

7830 12/13 0101 03CHECK 334.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9887 310

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			PBFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

SAMT	88000.00
CON TX	325.60
PBFEE	1.00
WDEED	8.00
TOTAL	334.60
CHECK	334.60

12/13/95 01 12:32 0001 7830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131638
IDENTIFICATION REFERENCE

95 DEC 13 P1:12

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 986293