Box 60

60

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

BOOK 9897 PG 901

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Robert Frost and Anne Frost	Owner	172-8B-76.00
Lot 102 WatersEdge Subdv., Clear Lake Drive		
Lavergne, TN 37086		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater is $ 15,000.00.

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

Robert Frost
Affiant

My Commission Expires:
March 14, 1998

Subscribed and sworn to before me this 21st day of December, 1995.

Thomas I. Bottorff
Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE PINNACLE GROUP,** ("Grantor") by these presents does hereby transfer, sell and convey to **ROBERT FROST and wife ANNE FROST,** ("Grantee") their heirs and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

BEING Lot No. 76 on the Plan of Bridle Downs, Phase II, as shown on Plat of Record in Plat Book 7900, page 241, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to The Pinnacle Group by Special Warranty Deed of record in Book 9884, at page 136, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 76 located on Champions Court, Bride Downs subdivision, Nashville, Davidson County, Tennessee. This conveyance is subject to: Real property taxes for 1996 and subsequent years; Bylaws of Bridle Downs Homeowner's Association, Inc. of record in Book 8814, page 639, R.O.D.C.T.; All matters shown on Plat recorded in Book 6900, page 545, and Book 7900, page 241, R.O.D.C.T.; Easement(s) to Sanitary Sewer, as set forth in instrument recorded in Book 7797, page 477 and Book 7977, page 485, R.O.D.C.T.; Storm Water Detention Agreement of record in Book 7266, page 813, R.O.D.C.T.; Rights of others in and to the common elements.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to **Robert Frost and wife Anne Frost,** their heirs and assigns forever.

AND the Grantor does hereby covenant with **Robert Frost and wife Anne Frost,** that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said **Robert Frost and wife Anne Frost,** and their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of DECEMBER, 1995.

GRANTOR:

The Pinnacle Group

BOOK 9897 PG 902

By: Glenn W. Dillehay
Glenn W. Dillehay
Proprietor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Glenn W. Dillehay, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the proprietor of The Pinnacle Group, said entity being the within named bargainor, and that he as proprietor being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of The Pinnacle Group by himself as proprietor.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 21st day of DECEMBER, 1995.

My Commission Expires:

July 28, 1997

Barbara S. Lamb
Notary Public

BARBARA S. LAMB NOTARY PUBLIC AT LARGE WILLIAMSON CO.

0134837
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 3:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1722 12/22 0101 03CHECK 64.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9897 PG 903

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 15000.00
CON TX 55.50
PRFEE 1.00
MDEED 8.00
TOTAL 64.50
CHECK 64.50

12/22/95 01 15:36 0001 1332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134837
IDENTIF. ✦ REFERENCE

95 DEC 22 PM 3:3
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN

No. 989734