0136231

IDENTIF. ↑ REFERENCE

95 DEC 29 AM 9:46

FELIX E. [illegible]
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 1995.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NOEL B. LANIUS et ux 858 Springfield Highway Goodlettsville, TN 37072	NEW OWNERS	19.13/85.01

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,

WILLIAM C. FRENSLEY and wife, PATRICIA FRENSLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NOEL B. LANIUS and wife, SHEILA L. LANIUS

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:

LEGAL DESCRIPTION CONTAINED ON ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
1) 1996 TAXES AND SUBSEQUENT YEARS.
2) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.
3) SUBJECT TO ANY PORTION OF THE PREMISES ENCOMPASSED WITHIN THE BOUNDS OF CONNELL STREET AND LOWER CONNELL STREET.
4) SUBJECT TO ANY AND ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN BOOK 421, PAGES 144 AND 145, SAID REGISTER'S OFFICE.

This is improved property known as: 221 CONNELL STREET, GOODLETTSVILLE, TN 37072
(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 hand(s) this 22ND day of DECEMBER, 1995.

WILLIAM C. FRENSLEY

PATRICIA FRENSLEY

BOOK 6902 PG 533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WILLIAM C. FRENSLEY and wife, PATRICIA FRENSLEY, with whom I am personally acquainted, or whose identity was 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, at office, this 22ND day of DECEMBER, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

2822 12/29 0101 03CHECK 133.99

W.C.F
P.M.F

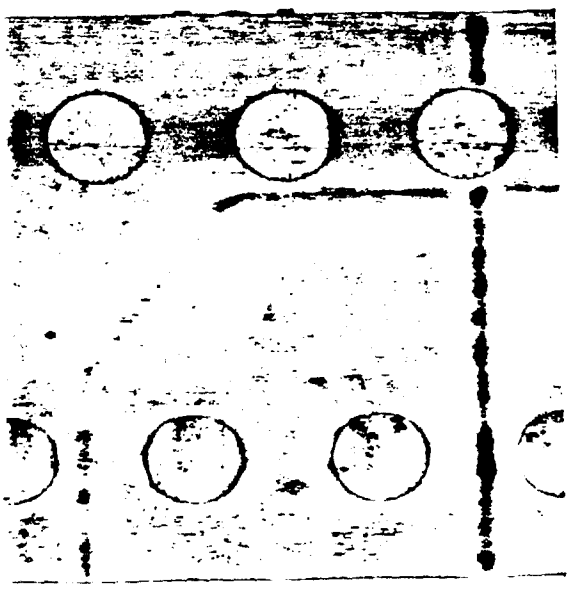
BOOK 9902 PG 535

EXHIBIT "A" - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Northwest part of Lot No. 12 on the Subdivision of the Cartwright Property, as of record in Book 421, page 144 and 145, Register's Office for said County, described as follows:

Beginning at the northwest corner of Lot No. 12 of the subdivision of the R.A. Cartwright Heirs Land as shown on Plot of said subdivision, recorded in Book 421, Pages 144 and 145, said Register's Office, being a common corner with Lots Nos. 11, 20 and 21, the same being in the center line of the 40-foot right of way of Lower Connell Street; thence with the line of Lot No. 11, South 22-1/2 deg. East 126 feet to a stake in a fence corner; thence parallel with the center line of Lower Connell Street, Northeast 50 feet to a stake in a fence corner; thence North 22-1/2 deg. West 126 feet to a point in the center line of Lower Connell Street; thence with the center line of said street, southwest 50 feet to the point of beginning.

Being the same property conveyed to William C. Frensley and Stan Byrd by Warranty Deed of Janet Sue Skinner, d/b/a Unique Plant Services, and husband, Thomas C. Skinner, dated July 25, 1994, and of record in Book 9423, page 652, Register's Office of Davidson County, Tennessee. Property is now vested in William C. Frensley by Quitclaim Deed of Stan Byrd which is being recorded simultaneously herewith in Book 9902, page 531, said Register's Office.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

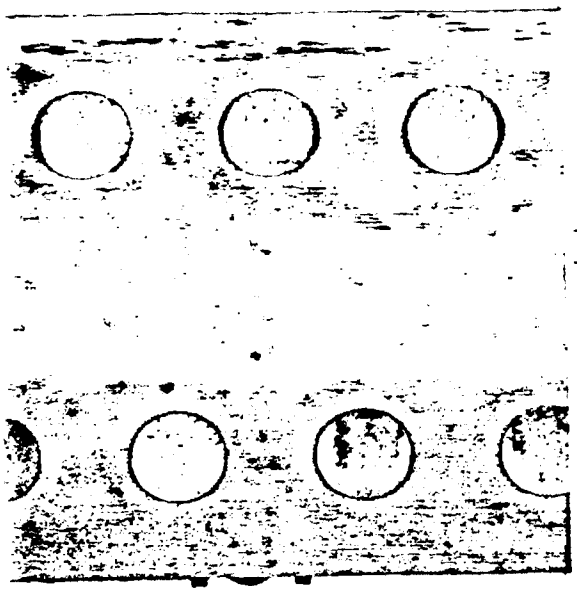
RECEIVED OF _____

FOR _____

BOOK 9902 PG 536

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	32750.00
CON TX	120.99
PRFEE	1.00
WDEED	12.00
TOTAL	133.99
CHECK	133.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/95 01 09:46 0001 2822

0136231
IDENTIF. ↑ REFERENCE

95 DEC 29 AM 9:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 991204