BOOK 9902 PG 546

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

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 E. LANIUS et ux 858 Springfield Highway Goodlettsville, TN 37072	NEW OWNERS	19.13/85

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 FRENSLEY and wife, PATRICIA FRENSLEY

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

NOEL E. 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 LONG HOLLOW PIKE.
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: 223 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 FRENSLEY

PATRICIA FRENSLEY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, WILLIAM 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.

Susan Friedly Bartlett
NOTARY PUBLIC

My Commission Expires: 3-21-98

AFTER RECORDING, RETURN TO:

STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

95 DEC 29 AM 9:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0136234
IDENTIF. # REFERENCE

VCF
RMF

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EXHIBIT "A" – LEGAL DESCRIPTION

Being Lots Nos. 3 and 12 on the Map showing Subdivision of the R.A. Cartwright Heirs Land in Goodlettsville, as of record in Book 421, pages 144 and 145, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning in the center of Long Hollow Pike at the corner of Lots Nos. 2 and 3; thence, with the center of said Pike easterly 100 feet to the corner of Lots Nos. 3 and 4; thence northerly with the line between Lots Nos. 3 and 4 and the line between Lots Nos. 12 and 13; 420 feet to the corner of Lots Nos. 12 and 13; thence, westerly along the line common to Lots 12 and 21, 100 feet to the corner of Lots Nos. 11 and 12, thence with the line between Lots Nos. 11 and 12 and the line between Lots 2 and 3, southerly 420 feet to the beginning.

There is included in the above description, but excluded from this conveyance, that portion of the premises conveyed to William Church et ux, by Deed from Claude B. Garrison et ux, of record in Book 3458, page 459, Register's Office for said County, and that portion of the premises conveyed to Claude B. Garrison et ux, by Deed from Carl L. Gibson, Sr., Trustee, with full power, of record in Book 5406, page 138, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William and Patricia Frensley by Warranty Deed of Thomas C. Skinner and wife, Janet Skinner, dated July 28, 1994, and of record in Book 9392, page 757, Register's Office of Davidson County, Tennessee.

2825 12/29 0101 03CHECK 120.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

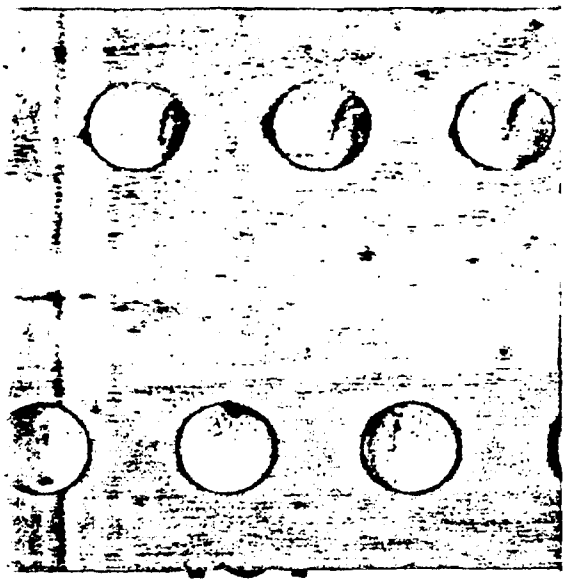
RECEIVED OF _____

FOR _____

BOOK 9902 PG 549

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 29000.00
CON TX 107.30
PRFEE 1.00
WDEED 12.00
TOTAL 120.30
CASH 120.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/95 01 09:54 0001 2825

0136234
IDENTIF. ↑ REFERENCE

95 DEC 29 AM 9:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 991207