This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
**3310 West End Avenue, 4th Floor**
**Nashville TN 37203**
**Return to Box 50-B**

BOOK 9915 PG 100

**ADDRESS NEW OWNER:**
Milton P. Fronk and Elizabeth Fronk
1808 Dahlia Dr.
Nashville, Tennessee 37210

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

**MAP AND PARCEL:**
MAP 94-8
GROUP
PARCEL 3

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Douglas Michael Hall and wife, Emily R. Hall, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Milton P. Fronk and wife, Elizabeth Fronk, 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. 15 on the Plan of Section Two, Dahlia Gardens, of record in Book 2900, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Douglas Michael Hall and wife, Emily R. Hall by deed from Samuel R. Riches and wife, Gloria S. Riches, as of record in Book 7233, page 623, Register's Office for Davidson County, Tennessee.

This is improved property known as 1808 Dahlia Dr., Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. Restrictive Covenants of record in Book 3066, page 77, said Register's Office.
3. All matters shown on the Plan of Record in Book 2900, page 82, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Milton P. Fronk and wife, Elizabeth Fronk, their heirs and assigns, forever; and we, Douglas Michael Hall and wife, Emily R. Hall, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9915 PG 101

Witness our hands this the 28th day of December, 1995.

Douglas Michael Hall

Emily R. Hall

6868 01/11 0101 03CHECK 264.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas Michael Hall and wife, Emily R. Hall, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 5-5-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00.

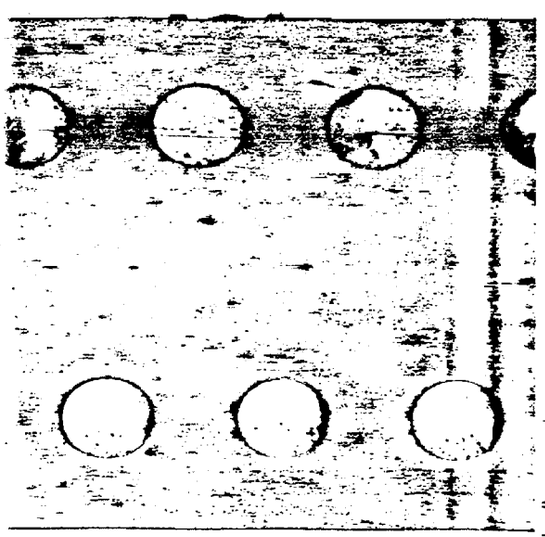
AFFIANT

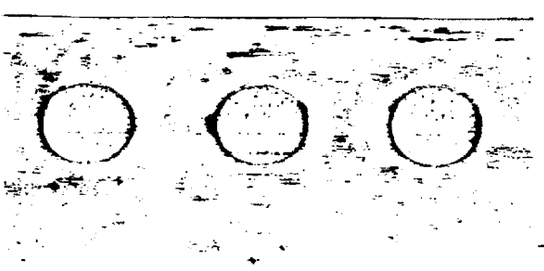
Subscribed and sworn to before me
this 28th day of December, 1995.

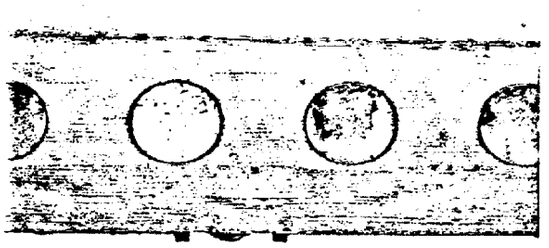
NOTARY PUBLIC
My Commission Expires: 5-5-97

95 JAN 11 PM 12:24
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0140022







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

RECEIVED OF _____

FOR _____

BOOK 9915 PG 102

| | | |
|---|---|---|
| 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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

01/11/96 01 12:26 0001 6868

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0140022
IDENTIF. # REFERENCE

96 JAN 11 P 12:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

**No.** 995197