ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JOHN W. and MARTHA J. FREDERICK 1054 Old Buck Hill Road P.O. Box 185 Ridgetop, TN 37152	Same Mail	006-00-0 015.00 001SA/FB 006-00-0 015.00 002SA/FB
THIS INSTRUMENT PREPARED BY: Bryce C. Ruth, Jr., Attorney at Law, 3210 Hwy 31 W, P. O. Box 68, White House, Tennessee 37188 based upon information supplied by the parties.		

WARRANTY DEED

For and in consideration of the sum of Thirty-Eight Thousand Dollars ($38,000.00), cash in hand paid, the receipt of which is hereby acknowledged, WE, BONITA FAYE NORFLEET and JUANITA KAYE MADDOX, as Co-CONSERVATORS FOR DELLA ADCOCK LASSITER as ordered by the Robertson County Chancery Court in Case No. 12555, by these presents do hereby transfer, grant, and convey unto JOHN W. FREDERICK, and wife, MARTHA J. FREDERICK, as tenants by the entirety, their successors and assigns, all of her right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

Being in the 10th Civil District of said County, beginning at a point in the center of Old Buck Road, corner to C.A. Bruce in the Harwell line; thence with the meanders of said road and the Harwell line as follows: S. 17 deg. E. 200 ft.; S. 7 deg. 150 ft.; S. 12 deg. W. 250 ft.; S. 5 deg. E. 100 ft.; S. 20 deg. E. 109 ft. to a point in said road with hickory tree pointer, corner to Thomas E. Floyd; thence S. 60 deg. W. 240 ft. to a stone, corner to said Floyd in C. A. Bruce's line; thence N. 8 1/2 deg. W. 890 ft. to a stone in said Bruce's line; thence N. 85 deg. E. 240 ft. to the beginning containing 4.5 acres, and being a part of the same property conveyed to Clarence A. Bruce by deed from O.F. Durham as of record in Book 1261, page 242, Registers Office for said County.

BEING a part of the same property conveyed to ELBERT LASSITER and wife DELLA ADCOCK LASSITER, by deed from CLARENCE A. BRUCE and wife, NANCY RAYMER BRUCE of record in Record Book 1491 Page 9 in the Register's Office of Davidson County, Tennessee.

ELBERT LASSITER died intestate in Davidson County, Tennessee on January 8, 1950.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said JOHN W. FREDERICK and wife, MARTHA J. FREDERICK as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we am lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the 1996 real estate taxes which are to be prorated.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said JOHN W. FREDERICK and wife, MARTHA J. FREDERICK as tenants by the entirety, their heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, we have hereunto set our signature, this the 5th day of February, 1996.

Juanita Kaye Maddox
GRANTOR, DELLA ADCOCK LASSITER
BY: JUANITA KAYE MADDOX,
Co-CONSERVATOR FOR
DELLA ADCOCK LASSITER

Bonita Faye Norfleet
GRANTOR, DELLA ADCOCK LASSITER
BY: BONITA FAYE NORFLEET
Co-CONSERVATOR FOR
DELLA ADCOCK LASSITER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Bryce C. Ruth Jr. the undersigned, a notary public in and for said County and state, the within named JUANITA KAYE MADDOX and BONITA FAYE NORFLEET, as Co-conservators for the grantor, DELLA ADCOCK LASSITER, with whom I am personally acquainted (or 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 and official seal at White House, Tennessee, this the 5th day of February, 1996.

NOTARY PUBLIC

My commission expires: 9-30-97

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 38000.00

JOHN W. FREDERICK

Subscribed and sworn to before me this the 5th day of February, 1996.

NOTARY PUBLIC

My commission expires: 9-30-97

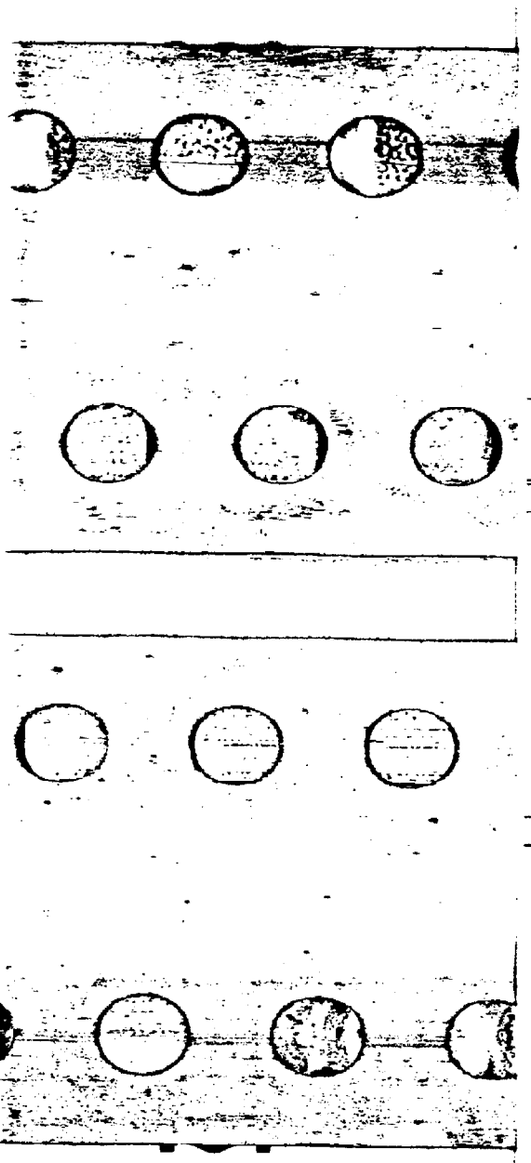
0149619

IDENTIFICATION REFERENCE

96 FEB 12 AM 11:04

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7159 02/12 0101 03CHECK 149.50



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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 239

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 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
TOTAL 149.60
CHECK 149.60

02/12/96 01 11:08 0001 7169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149619
IDENTIF. & REFERENCE

96 FEB 12 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005370