FILE BOX 11

WARRANTY DEED

BOOK 9992 PG 546

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,250.00

Robert E. Walden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Walden (NAME)	Right Mortgage Company (NAME)	105-9-242
1014 Bate Avenue (ADDRESS)	325 West Main Street (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Lebanon, Tennessee 37087 (CITY) (STATE) (ZIP)	

FOR AND 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, Mildred Frazier, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Walden, unmarried

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. 10 on the Map of Criddle's Subdivision of Lot No. 1 of the Lawrence Property, of record in Book 57, page 84, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of Bate, formerly Cleveland Avenue and runs back between parallel lines 145 feet to the southerly margin of Thurston Avenue.

Being the same property conveyed to Richard Nelson Woods and wife Gladys Elouise Woods by deed from Winn Brothers Engineering Company, a partnership of record in Book 4428, page 906, Register's Office for said County. The said Gladys Elouise Woods have predeceased Richard Nelson Woods and the said Richard Nelson Woods having since died and his Will of record in Will Book 203, page 374, Davidson County Probate Clerk's Office devised the subject property to Mildred Frazier.

unimproved ( )
This is improved (X) property, known as 1014 Bate Avenue, Nashville, TN 37204
(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 my hand this 20th day of March, 19 96

Mildred Frazier

Mildred Frazier

BOOK 9992 PG 547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Frazier

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of March, 19 96

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

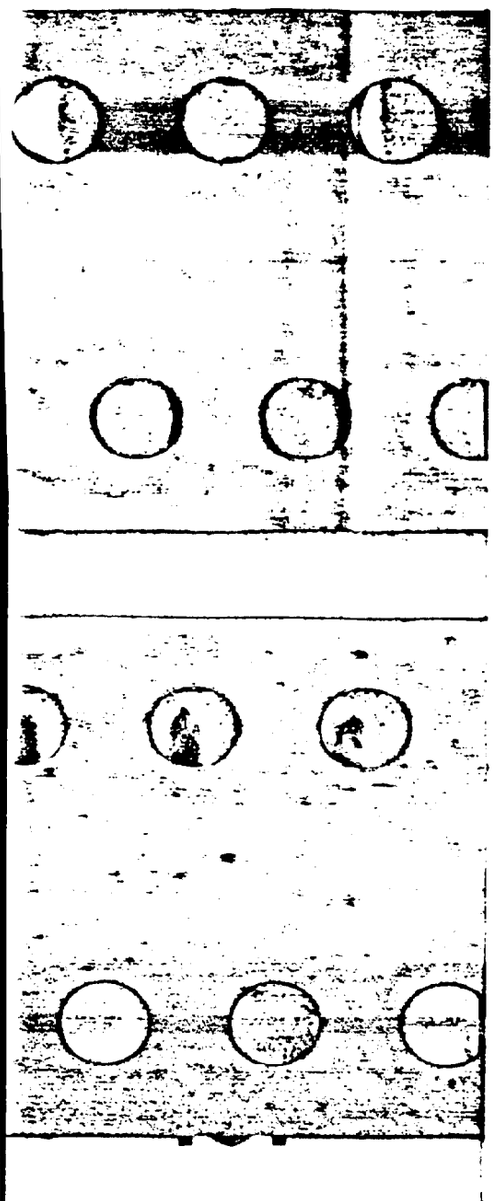
My commission expires _____

Notary Public

0164436
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 11:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3079 03/27 0101 03CHECK 193.83



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9992 PG 548

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	47250.00
CON TX	174.83
PRFEE	1.00
WDEED	8.00
TOTAL	183.83
CHECK	183.83

03/27/96 01 11:05 0001 3079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164436
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021106