THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10247 PG 250

The actual consideration or value, whichever is greater, for this transfer is $ 44,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL G. FRAZIER 104 S. 14th Street Nashville, Tennessee 37206	PACIFIC SOUTHWEST BANK 4144 N. Central Expressway #160 Dallas, Texas 75204	MAP 83-9 PARCEL 266

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY FOUR THOUSAND AND NO/100 ---------- (S 44,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, GAYLE SPEED FOWLER, Trustee Under the Last Will and Testament of Mamie E. Speed hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL G. FRAZIER AND WIFE, TINA C. FRAZIER hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Map of Spring Park Subdivision of record in Book 57, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mamie E. Speed by deed from I. Gloria Fay Halas, unmarried, of record in Book 4422, page 697, Register's Office for Davidson County, Tennessee; the said Mamie E. Speed having since died and the Last Will and Testament of Mamie E. Speed of record in Will Book 206, page 435, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Gayle Speed Fowler as Trustee.

0242862
IDENTIF. & REFERENCE

95 NOV -4 AM 9:20
REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 104 S. 14th Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Spring Park Subdivision of record in Book 57, page 134, Register's Office for Davidson County, Tennessee.

GRANTOR__ FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of October, 19 96.

Gayle Speed Fowler

GAYLE SPEED FOWLER, TRUSTEE
UNDER THE LAST WILL AND TESTAMENT
OF MAMIE E. SPEED

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 GAYLE SPEED FOWLER, Trustee Under the Last Will and Testament of Mamie E. Speed, 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.
*as Trustee

Witness my hand and official seal this 31st day of October, 19 96.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

7302 11/04 0101 03CHECK 171.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10247 PG 252

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
			CAINT	~~44000.00~~
			CON TX	162.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	171.80
			CHECK	171.80

11/04/96 01 09:21 0001 7302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242862

IDENTIF. ↑ REFERENCE

96 NOV -4 AM 9:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1084236