BOOK 10247 PG 861

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,530.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF October 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ALBERT FOSTER FRAKES, JR. (NAME)	MCKENZIE BANKING COMPANY (NAME)	83-11-153
2406 CHAPMAN DRIVE (ADDRESS)	1137 EAST WOOD ST, P.O. BOX 941 (ADDRESS)	15DA-43360
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	PARIS, TN 38242 (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, BENJAMIN P. EDWARDS AND WIFE, GLADYS ALIENE EDWARDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT FOSTER FRAKES, JR. AND WIFE, BETTY ANNE FRAKES

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. 94, on the Plan of EASTLAND ACRES, SECTION II, of record in Book 2331, page 7, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to BENJAMIN P. EDWARDS AND WIFE, GLADYS ALIENE EDWARDS, by Quitclaim Deed from Nelda Ann Clements, Unmarried, of record in Book 8477, page 350, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2335, page 386, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of GLADYS ALIENE EDWARDS, by B. P. EDWARDS, JR., as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

GLADYS ALIENE EDWARDS AND GLADYS A. EDWARDS ARE ONE IN THE SAME PERSON.

BENJAMIN P. EDWARDS AND B. P. EDWARDS, JR. ARE ONE IN THE SAME PERSON.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 2406 CHAPMAN DRIVE, NASHVILLE, TN 37206
(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 31st day of October 19 96

Benjamin P Edwards

BENJAMIN P. EDWARDS
GLADYS ALIENE EDWARDS
BY: Gladys Aliene Edwards By B. P. Edwards Jr.
B. P. EDWARDS, JR., ATTORNEY-IN-FACT

BOOK 10247 PG 862

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 BENJAMIN P. EDWARDS AND WIFE, GLADYS ALIENE EDWARDS

the bargainor S, 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 NASHVILLE, Tennessee, this 31st day of October, 19 96.

Commission expires July 26, 1997

Notary Public

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: Survey dated October 25, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

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 B. P. EDWARDS, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of GLADYS ALIENE EDWARDS, as her Attorney-in-Fact, as the free act and deed of the within named GLADYS ALIENE EDWARDS.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of OCTOBER, 1996.

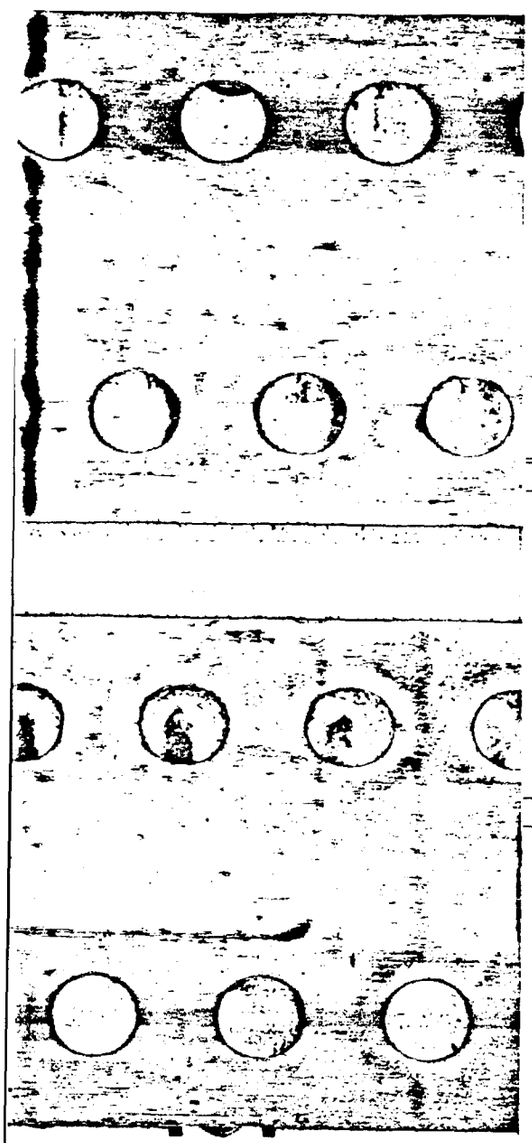
My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

0243060
IDENTIF. ↑ REFERENCE

96 NOV -4 AM 11:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7504 11/04 0101 03CHECK 303.15



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10247 PG 803

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 79500.00
				CON TX 294.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 303.15
				CHECK 303.15
11/04/96	01			11:02 0001 7504

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243060
IDENTIF. ^ REFERF _NCE

96 NOV -4 AM 11:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1084438