BOOK 10260 PG 199

0246873

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 NOV 15 AM 10:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38355
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael T. Frayn Kimberly M. Frayn 728 Harpeth Trace Drive Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 143-02-B-15 09DZ 73018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Everett Edward Kelley, Jr. and spouse, Cynthia Baddley Kelley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael T. Frayn and spouse, Kimberly M. Frayn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 15 on the revised plan of Treetops of Harpeth Trace, of record in Book 6250, page 455, Register's Office for said County to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Everett Edward Kelly, Jr. and wife, Cynthia Baddley Kelley by deed from D. Lynne Howell, unmarried, of record in Book 8818, page 754, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6287, Page 417, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 728 Harpeth Trace Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of November, 1996.

Everett Edward Kelley, Jr.

Cynthia Baddley Kelley

State of Tennessee
County of Davidson

On this 13th day of November, 1996, before me the undersigned authority, personally appeared **Everett Edward Kelley, Jr.** and **Cynthia Baddley Kelley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 130500.00

Affiant

Sworn and subscribed before me on the 13th day of November, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

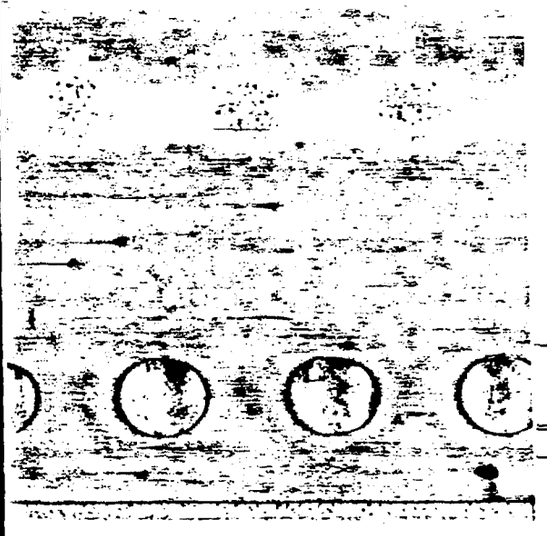
Notary Public

1609 11/15 0101 03CHECK 491.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



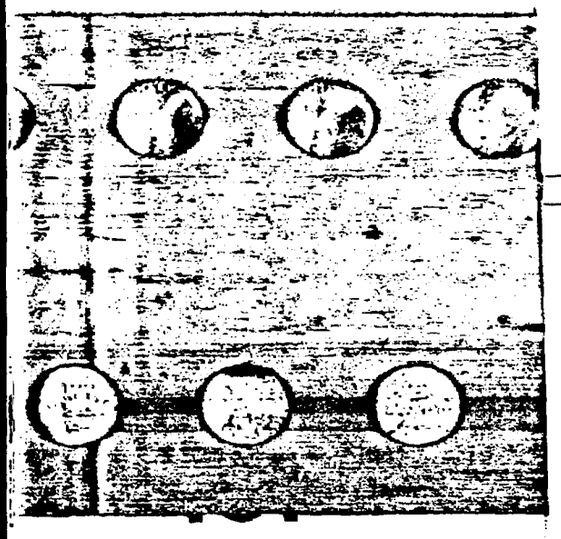
RECEIVED OF _____

FOR _____

BOOK 10260 PG 201

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



CASH

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246873
IDENTIF. ↑ REFERENCE

96 NOV 15 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CON TX	482.85
PRFEE	1.00
MTGFEE	8.00
TOTAL	491.85
CHECK	491.85

11/15/96 01 11:00 0001 1609

No. 1088491