BOOK 10355 PG 335

STATE OF TENNESSEE 7239-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF February, 19 97

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick S. Stanton	Franklin American Mortgage Company	75-7-77
(NAME)	(NAME)	
4420 Baton Rouge Drive	214 Overlook Court, #150	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, Laurence E. Frazer and Dorothy L. Frazer, husband and wife

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick S. Stanton and Priscilla S. Stanton, husband and wife

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. 183 on the Plan of Tulip Grove, Section 4, as of record in Book 4175, Page 12, Register's Office for said County.

Said Lot No. 183 fronts 86.0 feet on the westerly side of Baton Rouge Drive and extends back 153.21 feet on the northerly line and 167.36 feet on the southerly line to a dead line at the rear measuring 65.62 feet thereon.

BEING the same property conveyed to Laurence E. Frazer and Dorothy L. Frazer, husband and wife by deed from Barbara Bass Parsons Jones and husband, William F. Jones, filed of record in Book 6686, page 280, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

B620 02/21 0101 03CHECK 489.63

This is improved property known as 4420 Baton Rouge Drive, Hermitage, TN 37076

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 their hands this 20th day of February, 19 97.

Laurence E. Frazer
Laurence E. Frazer

Dorothy L. Frazer
Dorothy L. Frazer

7239-M

BOOK 10355 PG 836

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Laurence E. Frazer and Dorothy L. Frazer, husband and wife the bargainors, 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 20th day of February, 19 97.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

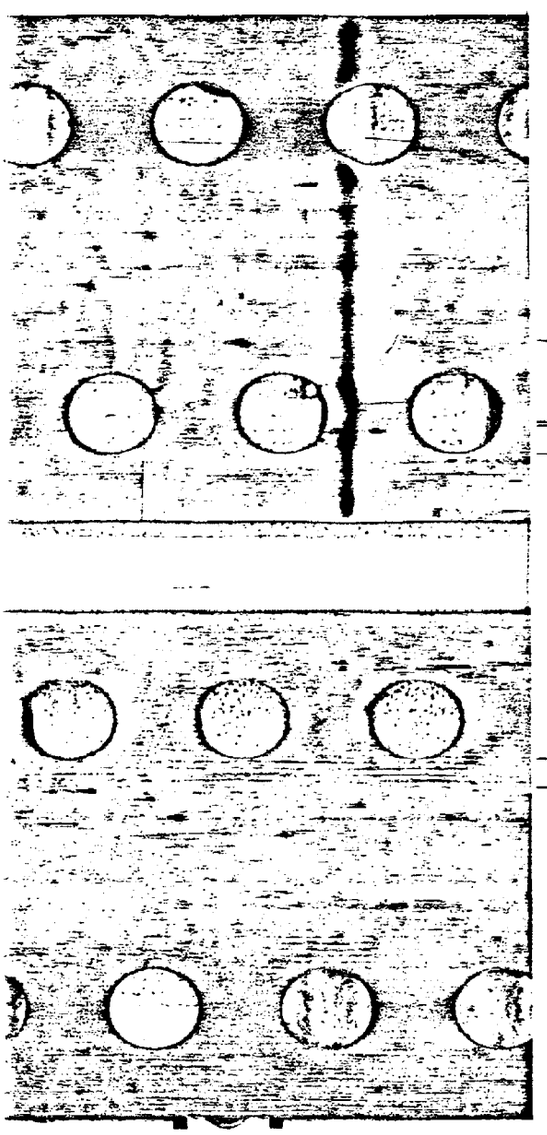
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

97 FEB 21 PM 1:30

DAVIDSON COUNTY, TN.

027132

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10355 PG 837

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 129900.00
CON TX 480.63
PRFEE 1.00
WDEED 8.00
TOTAL 489.63
CHECK 489.63

02/21/97 01 17:35 0001 0620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275132
IDENTIF. & REFERENCE

97 FEB 21 PM 1:30

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1119059