0276253

IDENTIF. # REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
JAMES L. SMITH, ATTORNEY
315 WEST MAIN STREET, SUITE 20
HENDERSONVILLE, TN 37075

97 FEB 25 PM 1:53

REGISTER
DAVIDSON COUNTY, TN

MAP-PARCEL NUMBERS 64-12A-702

BOOK 10359 PG 519

Name/Address of New Owner(s):
LAWRENCE E. FRAZER and DOROTHY L. FRAZER
702 Blue Brick Place
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owners

STATE OF TENNESSEE - COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 134,900.00.

Lawrence E. Frazer
Affiant

Subscribed and sworn to before me this 21st day of Feb, 1997

My Commission Expires: 11/8/98

James L. Smith
Notary Public

JAMES L. SMITH NOTARY PUBLIC AT LARGE TENNESSEE STATE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ARTHUR L. PRIMROSE and wife, SHERRY C. PRIMROSE, hereby transfer and convey unto LAWRENCE E. FRAZER and wife, DOROTHY L. FRAZER, their heirs and assigns, all interest we have in the property described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 702 of Fox Run Condominiums, First Revision - Part of Section 2, as of record in Book 5200, Page 357, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Mrs. Floyd W. Primrose, a widow, by deed from Fox Run Company, Inc., a Tennessee corporation, dated May 31, 1984, and recorded in Book 6318, Page 533, Register's Office for Davidson County, Tennessee.

Mrs. Floyd W. Primrose (Betty Sue Primrose) died testate on July 27, 1995, wherein pursuant to the provision of the probated Will of Betty Sue Primrose, Arthur L. Primrose was named as sole heir of the property being conveyed herein.

Conveyance of such property is made expressly subject to the following:

1. The Plan of record in Book 5200, Page 148, said Register's Office, shows an Owner's Certificate, and certain easements and set-back lines;

2. The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed as of record in Book 5535, Page 713, Register's Office for Davidson County, Tennessee; and as corrected by Deed of Correction of record in Book 5895, Page 516, said Register's Office; and Second Deed of Correction of record in Book 5936, Page 301, said Register's Office; and

3. Taxes for the current year which have been prorated and the payment of which has been assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

SHERRY C. PRIMROSE, spouse of ARTHUR L. PRIMROSE, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights, in and to the within described property unto the Grantees.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 21ST day of FEB, 1997.

ARTHUR L. PRIMROSE

SHERRY C. PRIMROSE

BOOK 10359 PG 521

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for the State and County above, the within named Arthur L. Primrose and Sherry C. Primrose, the bargainor(s), with whom I am personally acquainted (or proven to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 21st day of February, 1997.

Notary Public

My Commission Expires: 10-3-

DOLORES S. GRAGG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9839 02/25 0101 03CHECK 512.17



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

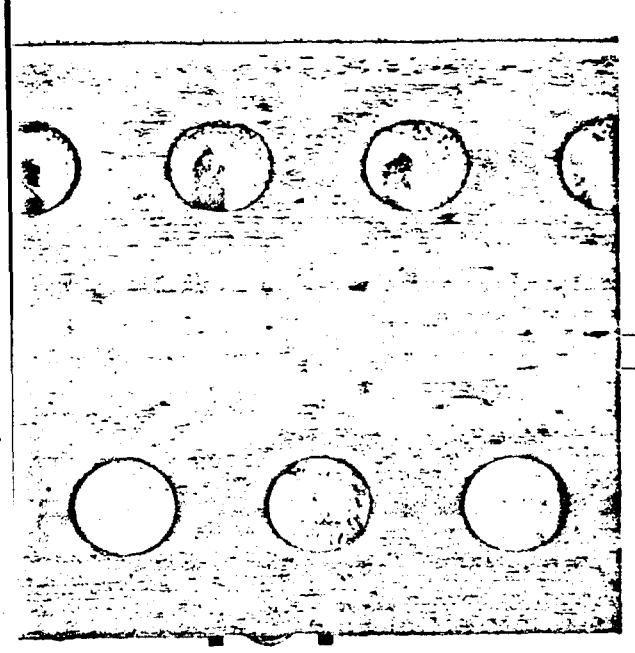
RECEIVED OF _____

FOR _____

BOOK 10359 PG 522

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 134900.00

CON TX 499.13

PRFEE 1.00

WDEED 12.00

TOTAL 512.13

CHECK 512.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 9030

0276253

IDENTIF. ↑ REFERENCE

97 FEB 25 PM 1:53

REGISTER'S OFFICE

DAVIDSON COUNTY, TN.

No. 1120263