BOOK 10479 PG 576

181

This Instrument Prepared by P. Cleary
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AREL-00972

WARRANTY DEED

THIS INDENTURE, made this 1st day of May, A.D., 19 97, between CARL THOMAS FRYE and BARBARA JEAN FRYE, husband and wife

Tennessee, First Parties, and

PAUL KEITH LEWIS AND WIFE, SUSAN CAROL LEWIS

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot NO. 89 on the Plan of Section Nine, Bradford Hills, as of record in Book 7900, page 6, and Book 7900, page 414, Register's Office for said County, to which plat reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to CARL THOMAS FRYE and BARBARA JEAN FRYE, HUSBAND AND WIFE, by Deed from WYMAN M. COLSON, JR, UNMARRIED, of record in Deed Book 10339, Page 833, Register's Office for DAVIDSON County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) Carl Thomas Frye (L.S.)
Carl Thomas Frye

_____(L.S.) Barbara Jean Frye (L.S.)
Barbara Jean Frye

STATE OF TENNESSEE }
COUNTY OF Williamson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **CARL THOMAS FRYE and BARBARA JEAN FRYE, husband and wife,** the within named bargainor, 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 office, in Williamson County, this 1st day of May 1997

Vicki J. Adams
Notary Public

My Commission expires May 3, 1998

MAP 172-12-0-A
PARCEL 139.00

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER KEITH PAUL LEWIS AND WIFE, SUSAN CAROL LEWIS
ADDRESS 256 BURGANDY HILL ROAD
NASHVILLE, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
FIRST AMERICANNATIONAL BANK
ADDRESS P.O. 290396
NASHVILLE, TN 37229-0396

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 134,000.00 . Affiant Paul Lewis.
PAUL KEITH LEWIS

Subscribed and sworn to before me this 23rd day of May.

Notary Public Denise C. Large

My comm. expires: 05-28-97

NOTARY PUBLIC DENISE C. ALLIS LARGE TENN. DAVIDSON COUNTY

8747 06/04 0101 03CHECK 508-80

EXHIBIT "A"

1. All real property taxes for the year 1997 and subsequent years not yet due and payable.

2. All matters as set forth on the Plan of record in Plat Book 7900, page 6, as amended in Book 7900, page 414, said Register's Office, which plan includes a 20-foot public utility and drainage easement along Burgandy Hill Road; a 3-foot public utility and drainage easement on the easterly lot line; a 7-foot public utility and drainage easement on the westerly lot line; and an unspecified public utility and drainage easement along the northerly lot line.

3. Declaration of Covenants and Restrictions, recorded in Deed Book 8069, Page 170, as amended in Book 8074, page 269, Book 8267, page 618, Book 8374, page 591, and Book 8681, page 252, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Bradford Hills Homeowners Association, of record in Book 8071, page 520, said Register's Office.

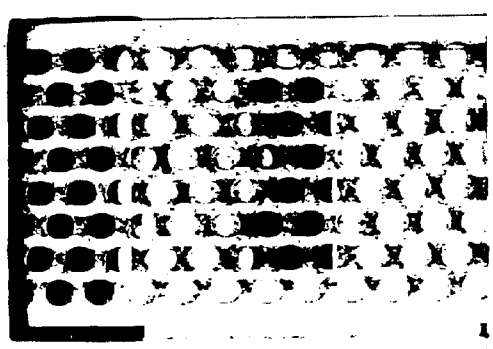
5. By-Laws of Bradford Hills Homeowners Association, of record in Book 8071, page 531, said Register's Office.

0311956

IDENTIF. & REFERENCE

97 JUN -4 PM 1:01

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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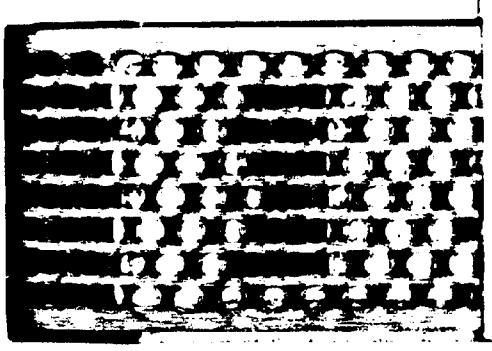
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 134000.00
CON TX 495.80
PRFEE 1.00
WDEED 12.00
TOTAL 508.80
CHECK 508.80

06/04/97 01 13:06 0001 8747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111956
IDENTIF. # REFERENCE

97 JUN -4 PM 1:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1158672