BOOK 10874 PG 306 Bot 2

	ST[illegible]NNESSEE [illegible]TS OF [illegible]IDSON [illegible]E ACTUAL [illegible]DERATION OR VALUE, WHICHEVER [illegible]S AN INTEREST IS $ 1,020,000.00 Affiant [illegible]SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] DAY OF April 19 98 Notary Public MY COMMISSION EXPIRES: 3-27-99 (AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Perrone, Trustee	SouthTrust Mortgage Corporation	159-2-69.00
(NAME)	(NAME)	
1201 Carl Seyfert Memorial Drive	2800 Brookwood Place	FH-25934
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(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, William N. Frasch and wife, Sherry E. Frasch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory S. Perrone, Trustee, with full power to mortgage, transfer, sell or convey without the joinder of any beneficiary.

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:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to William N. Frasch and wife, Sherry E. Frasch, by Deed from Rosamond Thayer Gant, Executrix of the Estate of James L. Jackson, Jr., deceased, of record in Book 9033, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of the Subdivision of the Lands of Allen Cotten, not of record, and described according to a boundary survey by Hart, Freeland, Roberts, Inc. of record in the Register's Office for Davidson County, Tennessee.

98 APR -6 PM 1:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0422089
IDENTIF. ↑ REFERENCE

6350 04/06 0101 03[illegible] 3[illegible].00

unimproved ( )
This is improved (X) property, known as 1201 Carl Seyfert Memorial Drive, Brentwood, TN 37027
(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 3rd day of April 19 98

William N. Frasch

Sherry E. Frasch

BOOK 10874 PG 307

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 William N. Frasch and wife, Sherry E. Frasch

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 Brentwood, Tennessee, this 3rd day of April, 19 98 AT

Commission expires 9-23-2000

Notary Public

KAREN H. SUTTLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

William N. Frasch and wife, Sherry E. Frasch

TO

Gregory S. Perrone, Trustee

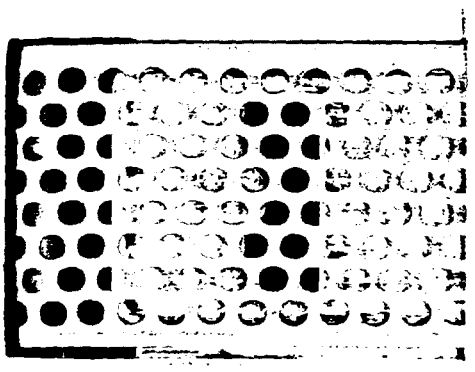
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

EXHIBIT "A"

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Subdivision of the Lands of Allen Cotton, not of record, and described according to a boundary survey by Hart, Freeland, Roberts, Inc. dated 8-27-70, as follows:

BEGINNING at a point at the Southwest corner of the intersection of Granny White Pike and Carl Seyfert Memorial Drive; thence with the Southerly margin of said Drive, North 84 deg. 32' West 105.94 feet to a point; and continuing with said margin of said Drive along a curve to the left having a radius of 225 feet, southwestwardly 193.27 feet to a monument; and further continuing with said margin South 46 deg. 15' West 66.95 feet to a monument at the most Northerly corner of Lot 2 on the Plan of Galaxy Estates, of record in Book 4175, page 77, Register's Office for said County; thence with the Northeasterly line of said Lot No. 2, South 33 deg. 43' East 211.20 feet to a monument in the Northerly line of the Dobyns property; thence with the Northerly line of the Dobyns property, South 80 deg. 05' East 163.35 feet to the Westerly margin of Granny White Pike; thence with said margin of said Pike, with a slight curve to the right, Northwardly a distance of 306.52 feet to the point of beginning; containing 1.632 acres.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

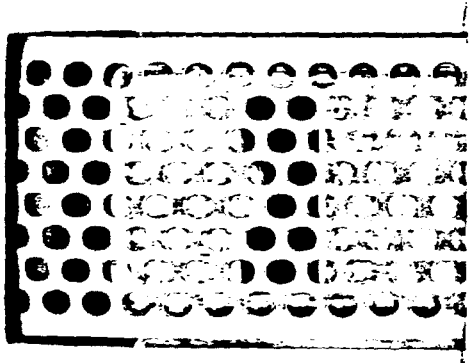
BOOK 10874 PG 309

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
1020000.00
CON TX 3774.00
PRFEE 1.00
WDEED 12.00
TOTAL 3787.00
CHECK 3787.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 6350



0422089
IDENTIF. # REFERENCE

98 APR -6 PM 1:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276592