WARRANTY DEED

BOOK 10925 PG 112

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 12-23-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex Frazier dba R F Enterprise	Rex Frazier	83-3-53.00
(NAME)	(NAME)	
2017 Greenwood Avenue	114C Hillcrest Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Madison, TN 37115	
(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, Lanell Padgett, Sharon Tillman, Richard O. Quill, Jr., Russanne Buchi and Russell Buchi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rex Frazier dba R F Enterprises

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 the easterly half of Lot No. 1 on the plan of Sharpe and Horn's Fifth Addition, as of record in Book 161, page 173, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 1 fronts 50 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 181.7 feet to an alley.

Being the same property conveyed to Lanell Padgett, Sharon Tillman, Gloria Quill, Russanne Buchi and Russell Buchi by deed from E. R. Buchi, d/b/a Erban Realty Co., of record in Book 8570, Page 936, Register's Office for Davidson County, Tennessee. The said Gloria Quill having since died, leaving her husband, Richard O. Quill, Jr. as her sole heir at law.

The said Lanell Padgett being one and the same as Lanell B. Padgett. The said Sharon Tillman being one and the same as Sharon B. Tillman. The said Russanne Buchi being one and the same as Russanne L. Buchi-Fotre. The said Russell Buchi being one and the same as Enerst Russell Buchi, Jr.

This conveyance is made subject to the following:

Davidson County Taxes for the year 1998 are a lien but not yet due and payable.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2017 Greenwood Avenue, Nashville, TN 37206
(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 5th day of May 19 98

LANELL PADGETT
By Julian N. Fotre HER ATTORNEY-FACT
Lanell Padgett

SHARON TILLMAN
By Julian N. Fotre HER ATTORNEY IN FACT
Sharon Tillman

RICHARD O. QUILL, JR
By Julian N. Fotre HIS ATTORNEY IN FACT
Richard O. Quill, Jr.

RUSSANNE BUCHI
By Julian N. Fotre HER ATTORNEY IN FACT
Russanne Buchi

RUSSELL BUCHI
By Julian N. Fotre HIS ATTORNEY IN FACT
Russell Buchi

Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Julian N. Fotre, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lanell Padgett, and who acknowledged that he executed the same as the free act and deed of the said Lanell Padgett.

Witness my hand and official seal, at Franklin, Tennessee, this 5th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Julian N. Fotre, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Sharon Tillman, and who acknowledged that he executed the same as the free act and deed of the said Sharon Tillman.

Witness my hand and official seal, at Franklin, Tennessee, this 5th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Julian N. Fotre, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Richard O. Quill, Jr., and who acknowledged that he executed the same as the free act and deed of the said Richard O. Quill, Jr..

Witness my hand and official seal, at Franklin, Tennessee, this 5th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Julian N. Fotre, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Russanne Buchi and who acknowledged that he executed the same as the free act and deed of the said Russanne Buchi.

Witness my hand and official seal, at Franklin, Tennessee, this 5th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Julian N. Fotre, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed foregoing instrument on behalf of Russell Buchi and who acknowledged that he executed the same as the free act and deed of the said Russell Buchi.

Witness my hand and official seal, at Franklin, Tennessee, this 5th day of May, 1998.

Notary Public

My Commission Expires:

12-23-2001

ENVIRONMENTAL

04360911

98 MAY 11 AM 10:20

5355 05/11 0101 03CHECK 133.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10925 PG 115

FOR _____

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 32500.00
CON TX 120.25
PRFEE 1.00
WDEED 12.00
TOTAL 133.25
CHECK 133.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/11/98 01 10:23 0001 5355

0436091

IDENTIFICATION REFERENCE

98 MAY 11 AM 10:20

No. 1291384