BOOK 10951 PG 292

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $69,000.00.

James H Witt
Affiant

Subscribed and sworn to
before me, this 29th day of
May, 1998.

Notary Public

My Commission Expires: 6/13/2000

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
Suite 500, 230 4th Ave., North
Nashville, TN 37219

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Ruth S. Witt 404 Freda Villa Madison, TN 37115	Same	Map: 82-15 Parcel: 118

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **ZORA WAGONER FRASER**, unmarried, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto **RUTH S. WITT**, the GRANTEE herein, her assigns and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots 32 and 33 on the Plan of Houston's Addition to Edgefield, now East Nashville, as of record in Book 18, page 651, Register's Office for Davidson County, Tennessee, and described according to a survey made by T. R. Sanford, Surveyor, dated September 3, 1965, as follows:

Beginning at a point in the southerly margin of Russell Street, at the common corner of Lots 31 and 32; thence with the line between said lots, southerly 174 feet to a point in the northerly margin of an alley; thence with said alley, westerly 58.55 feet to a point in the easterly margin of South 4th Street; thence with the margin of said South 4th Street, as re-located; northerly 148.25 feet to the beginning of a curve; thence around said curve, northeasterly 39.5 feet more or less to a point in the southerly margin of Russell Street; thence with the margin of the same, easterly 33.45 feet to the point of beginning.

A portion of said land being part of the property conveyed to Robert L. Fraser and wife, Zora Wagoner Fraser, by deed from Leona Cartwright, as of record in Book 3280, page 315, and a portion of said land being the same property conveyed to Robert L. Fraser and wife, Zora Wagoner Fraser, by deed from The Nashville

Housing Authority, as of record in Book 3822, page 11, Register's Office for Davidson County, Tennessee. The said Robert L. Fraser having since died on June 4, 1996.

This conveyance is made subject to:

1. Taxes for 1998: A lien, but not yet due or payable.

2. All matters shown on the plan of record in Book 18, page 651, Register's Office for Davidson County, Tennessee.

This is improved property known as 406 Russell Street, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her assigns and representatives forever. And GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

GRANTOR further covenants, warrants and forever defends the title to the said land to the said GRANTEE, her assigns and representatives against the lawful claims of all persons, whomsoever.

WITNESS my hand this 29th day of May, 1998.

Zora Wagoner Fraser
ZORA WAGONER FRASER

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 **Zora Wagoner Fraser**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 7-28-2001

044375
IDENTIFICATION REFERENCE

98 MAY 29 PM 1:51
FILED FOR RECORD AND RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3191 05/29 01:01 03 CHECK 264

PICK-UP

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

05/29/98 01 13:53 0001 3191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0443475
IDENTIF. & REFERENCE

98 MAY 29 PM 1:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1299137