BOOK 11086 PAGE 889

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,500.00

Barbara S. Vinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 98

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MAX B. VINSON | SAME | MAP 80-04 |
| (NAME) 845 Beech Blvd | (NAME) | PARCEL |
| (ADDRESS) Nashville TN 37221 | (ADDRESS) | 45.00 |
| (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, Beneficiary of the Estate of JAMES H. FRENSLEY, SR. being JAMES H. FRENSLEY, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAX B. VINSON AND WIFE, BARBARA S. VINSON

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 part of Block No. 4 in G. T. Sheegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, page 191, Register's Office for Said County, described as follows: Beginning in the center of Doak Avenue, 200 feet westerly from the southeast corner of said Block No. 4; running thence westerly with the center of said Avenue 50 feet; thence northerly and parallel with the east line of block No. 4, 200 feet; thence easterly and parallel with Doak Avenue, 50 feet; thence southerly and parallel with said easterly line of Block No. 4, 200 feet to the beginning.

Being the same property conveyed to James H. Frensley and wife, Nona Lucille Frensley by deed of record in Book 3374, page 200, Register's Office for Davidson County, Tennessee; the said Nona L. Frensley having predeceased James H. Frensley on November 14, 1990. The said James H. Frensley, Sr. having died March 25, 1991, testate. James H. Frensley, Jr. executes this instrument as beneficiary pursuant to the Last Will and Testament of James H. Frensley, Sr. in the Probate Court for Davidson County, Tennessee, Docket No. 91-04868.

This is not the principal residence of the Grantor.

MAIL ENV.

98 AUG 28 PM 1:54
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 048005

unimproved ( )
This is improved ( X ) property, known as 3116 DOAK AVENUE, NASHVILLE, TN 37218
(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 my hand this 26th day of August 19 98

James H. Frensley Jr.
JAMES H. FRENSLEY, JR.

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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 JAMES H. FRENSLEY, JR.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 26th day of August 19 98.

Commission expires March 23, 2002

Aaron Adams
Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE 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

3455 08/28 0101 03CHECK 183.05

**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 46500.00
CON TX 172.05
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 183.05
CHECK 183.05

08/28/98 01 13:56 0001 3455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0481005
IDENTIF. # REFERENCE

98 AUG 28 PM 1:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1338927