PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (mec) Title No: 40272
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie D. Frazier 2004 25th Avenue South Nashville, Tennessee 37212	NationsBanc Mortgage Corp. P. O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 104-11-319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 241000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter F. Stahl and spouse, Elizabeth J. Stahl,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Julie D. Frazier and K. Renee Sesler, joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the south part of Lots Nos. 54 and 55 on the map of Bransford Realty Company's Subdivision of the Edgar Jones Homes Place, of record in Book 421, Page 7, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of 25th Avenue, South, 150 feet south from the south margin of Barton Avenue; thence southerly along the easterly margin of 25th Avenue, South, 50 feet to a point, a corner of Lot 98; thence along the northerly line of Lot No. 98, easterly 175 feet to the west terminus of an alley; thence with the west terminus of said alley, passing the north line of same at 15 feet and continuing along the line between Lots 53 and 54, northerly in all 50 feet to a point, which is 150 feet south from the south margin of Barton Avenue; thence westerly 175 feet to the point of beginning.

BEING the same property conveyed to Peter F. Stahl and wife, Elizabeth J. Stahl by deed from Albert J. Del Favero, Jr., and wife, Sara P. Del Favero of record in Book 8997, Page 8, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421, Page 7, said Register's Office.

This is improved property, known as: 2004 25th Avenue South, Nashville, Tennessee 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of September, 1998.

Peter F. Stahl

Elizabeth J. Stahl

State of Tennessee
County of Davidson

On this 11th day of September, 1998, before me the undersigned authority, personally appeared **Peter F. Stahl** and **Elizabeth J. Stahl**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 241000.00

Affiant

Sworn and subscribed before me on the 11th day of September, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

1094 09/15 0101 03CHECK 902.70

98 SEP 15 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
048847

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11113 PAGE 389

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 241000.00
CON TX 891.70
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 902.70
CHECK 902.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488147
IDENTIF. # REFERENCE

98 SEP 15 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346478