


STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: May 2, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Reed | The CIT Group | 80-4 |
| (NAME) | (NAME) | |
| 3208 Hydes Ferry Pike | 545 Marriott Drive #800 | 66 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37218 | Nashville, TN 37214 | 13DA 61205 |
| (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 Harold Frazier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Reed and wife, Peggy Reed

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 the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 16 and 17 on the unrecorded plan of the re-subdivision of Lots Nos. 1 to 8, inclusive of Block 2 in GT Sheegog's Subdivision and eescribed according to a survey made by SR Sanford Jr Surveyor, dated February 28, 1945, as follows:

Beginning at a point in the center of Old Hydes Ferry Road, at a point, 189.5 feet south easterly from the centerline of Asylum Road; being the corner of the property conveyed to Joe B. Sullivan and JM Robinson by deed from AA Dugger and wife, as of record in Book 1316, page 255, Register's Office; thence along Sullivan and Robinson's southeasterly line, northeasterly 152 feet 2 inches to a point in the southwesterly margin of the property conveyed to Lucile Meadows by deed from AA Dugger and wife, as of record in Book 1308, page 235; thence along Meadow's southwesterly line, southeasterly 75 feet to a point; thence southwesterly 183 feet 4 inches to a point in the centerline of Old Hydes Ferry Road; thence with the center of the same, northwesterly 81.2 feet to the beginning.

Being the same property conveyed to William Harold Frazier by deed from AA Dugger and wife, Sally L. Dugger of record in Book 3164, page 457, Register's Office for Davidson County, Tennessee.

This is improved ( X ) unimproved ( ) property, known as 3208 Hydes Ferry Pike, Nashville, Tennessee 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 15th day of December, 19 98

William Harold Frazier

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 Harold Frazier

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 Brentwood, Tennessee, this 15th day of December, 1998

Commission expires May 2, 2001

Notary Public

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 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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

98 DEC 17 AM 8:30
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE

0526327

1704 12/17 0101 03CHECK

221.90

**OFFICIAL RECEIPT**

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11256 PAGE 341

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

| | |
|---|---|
| CAMT | 57000.00 |
| CON TX | 210.90 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 221.90 |
| CHECK | 221.90 |

12/17/98 01 08:30 0001 1704

0526327
IDENTIF. # REFERENCE

98 DEC 17 AM 8:30

REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1401156