PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX XXXX 1733
HENDERSONVILLE, TN 37077

BOOK 11296 PAGE 293

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Rosemary Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1998

E. J. Shelton
Notary Public E. J. Shelton

MY COMMISSION EXPIRES 09-25-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MAJ THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rosemary Frazier	Saxon Mortgage, Inc.	13DA 61860
(NAME) 1518 East Stewarts Lane	(NAME) 4880 Cox Road	69-15-25
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37218	(STREET ADDRESS) Glen Allen, Virginia 23060	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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,

David F. Sherrill and wife, Fay Sherrill

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosemary Frazier, unmarried

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 Civil District of Davidson County, Tennessee, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan of the lands of Richard Hyde, deceased, of record in Minute Book "H", pages 118 and 119, County Court for said County, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1948, as Follows:

BEGINNING on the easterly margin of Stewart Lane, at the northwest corner of the property conveyed to James J. Halpin and wife, by deed from Bernice Cato Baird, of record in Book 1562, Page 506, Register's Office for said County; thence with the easterly margin of Stewart Lane, North 60 degrees 30' east 100 feet to the southwest corner of Rollins lot; thence with Rollins south line, south 81 degrees east 437.7 feet thence south 33 degrees 30' east 120 feet to Halpin's northeast corner;' thence with Halpins north line, north 83 degrees 10' west 519 feet to the easterly margin of Stewart Lane, the point of beginning, containing 1.02 acres, more or less.

Being the same property conveyed to David F. Sherrill and wife, Fay Sherrill by deed of record in Book 3992, Page 562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements and restrictions of record.

This is ~~unimproved~~ improved XX property, known as 1518 East Stewarts Lane 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 our hand s this 31st day of December, 1998

David F. Sherrill

David F. Sherrill

Fay Sherrill

Fay Sherrill

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
David F. Sherrill and wife, Fay Sherrill
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 19 98

Commission expires September 25, 1999

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Sumner

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 _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of December 19 98

Commission expires September 25, 1999

K. J. Shelton
Notary Public

0536546
IDENTIF. A REFERENCE
99 JAN 13 PM 1:39
[illegible] REGISTER
DAVIDSON COUNTY, TN
2480 01/13 0101 03CHECK 455.00

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0536546
IDENTIF. & REFERENCE

99 JAN 13 PM 1:39

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	455.00
CHECK	455.00

01/13/99 01 13:40 0001 2480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411927