Name & Address of New Owner:	Send Tax Notices to:	Map/Parcel #
Valary W. Steele et al 1022 E. Trinity Lane Nashville, TN 37216	Same as new owner	Map 72-5 Parcel 129

Prepared By: **Thomas J. Haynes, Atty.**, 117 N. Maple St., Murfreesboro, TN 37130

BOOK 11427 PG. 271

0930 04/12 0101 03CHECK 235.45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, **EUGENE FRYE and wife, GLADYS P. FRYE, WILLIAM ASHLEY FRYE and wife, EMILY M. FRYE and JEFFREY L. FRYE and wife, NANCY S. FRYE,** have this day bargained and sold and by these presents do hereby transfer and convey unto **VALARY W. STEELE (unmarried) and THEODORE R. PAYNE, JR., (unmarried)**, as joint tenants with the express right of survivorship, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in the County of Davidson, State of Tennessee, being more particularly described as follows, to-wit:

> BEING lot number 37 and the easterly 5 feet of lot number 38 on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King land, as of record in Book 332, page 69, Register's Office for Davidson County, Tennessee.
>
> Said lot number 37 and said part of lot number 38 front together 60 feet, more or less, on the southerly side of Trinity Road and run back between lines 417.8 feet, more or less, on the westerly line, to a dead line in the rear on which they measure 62 feet, more or less.
>
> BEING that same property conveyed to Eugene Frye and wife, Gladys P. Frye and William Ashley Frye and wife, Emily M. Frye and Jeffrey L. Frye and wife, Nancy S. Frye by deed from Reba Frye Lancaster, of record in Book 9612, page 205 of the Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from James W. Lancaster of record in Book 11427, page 362 of the said Register's office.
>
> This conveyance is made subject to sewer easements of record in Book 4236, page 813 and Book 4829, page 785 of the Register's Office for Davidson County, Tennessee; to any and all restrictions and/or easements of record that may be applicable to said property and to zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 1999 real property taxes, which taxes are being prorated between the parties, the grantors giving unto the grantees their proportionate share, and the grantees assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this the 26th day of March, 1999.

Eugene Frye

Gladys P. Frye

by: William A. Frye
William A. Frye
his attorney-in-fact

by: William A. Frye
William A. Frye
her attorney-in-fact

William Ashley Frye

Emily M. Frye

Jeffrey L. Frye

by: William A. Frye
William A. Frye
his attorney-in-fact

Nancy S. Frye

by: William A. Frye
William A. Frye
her attorney-in-fact

99 APR 12 AM 9:
U5727738
RECORDER'S REFERENCE

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **William A. Frye**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that he is the person who executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained, as the free act and deed of the said **Eugene Frye** by virtue of POWER OF ATTORNEY, duly executed by the said Eugene Frye and appearing of record in Book 11427, page 269, of the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 26th day of March, 1999.

Notary Public

My Commission Expires: 10-14-2001

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

BOOK 11427 PG. 273

STATE OF TENNESSEE]
ss.
COUNTY OF Rutherford]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **William A. Frye**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that he is the person who executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained, as the free act and deed of the said **Gladys P. Frye** by virtue of POWER OF ATTORNEY, duly executed by the said Gladys P. Frye and appearing of record in Book 11427, page 266, of the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 26th day of March, 1999.

Notary Public

My Commission Expires: 10-14-2001

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **William Ashley Frye** and wife, **Emily M. Frye**, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 26th day of March, 1999.

My Commission Expires:
10-14-2001

Notary Public

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

BOOK 11427 PG. 274

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **William A. Frye**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that he is the person who executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained, as the free act and deed of the said **Jeffrey L. Frye and Nancy S. Frye** by virtue of POWER OF ATTORNEY, duly executed by the said Jeffrey L. Frye and Nancy S. Frye and appearing of record in Book 11384, pages 239-241 of the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 26th day of March, 1999.

Notary Public

My Commission Expires: 10-14-2001

THOMAS J. HAYNES NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $58,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 26th day of March, 1999.

My Commission Expires:
03-18-2003

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11427 PG. 275

0572738

INDEXING REFERENCE

99 APR 12 AM 9:41

REGISTER
DAVIDSON COUNTY, TN.

CAMT	58500.00
CON TX	216.45
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	235.45
CHECK	235.45

04/12/99 01 09:44 0001 0930

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449921