39-05

06404480

RECEIVING & REFERENCE

99SEP28 PM 3:05

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

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@home.com

W & I Ref: (gj) Title No: 40513
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sandra T. Peeler 728 Harpeth Trace Nashville, TN 37221	CTX Mortgage Company P. O. Box 199077 Dallas, TX 75219-9077

TAX MAP-PARCEL NUMBERS: 143-2-B-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 156000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael T. Frayn and Kimberly M. Frayn, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sandra T. Peeler,** 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 Lot No. 15 on the revised plan of Treetops at Harpeth Trace, of record in Book 6250, page 455, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael T. Frayn and spouse, Kimberly M. Frayn by deed from Everett Edward Kelley, Jr., and spouse, Cynthia Baddley Kelley of record in Book 10260, page 199, Register's Office for said County. Everett Edward Kelley, Jr., and spouse, Cynthia Baddley Kelley have since been divorced by final decree of the Fourth Circuit Court for Davidson County, Tennessee (refer to Doc. # 98D1711).

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 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 455, said Register's Office, to which Plan reference is hereby made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6287, page 417, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Michael T. Frayn by Louis Belote as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 728 Harpeth Trace , Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

592.20

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 24th day of September, 1999.

Michael T. Frayn, By: Louis Belote, Atty-In-Fact

Kimberly M. Frayn 9-24-99

State of Tennessee
County of Davidson

On this 24th day of September, 1999, before me the undersigned authority, personally appeared **Kimberly M. Frayn**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 156000.00

Affiant

Sworn and subscribed before me on the 24th day of September, 1999.

My Commission Expires: 9-29-2001

Notary Public

Wldoc: Deed Wty—12/92

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 **Louis Belote**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael T. Frayn**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of September, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael T. Frayn and Kimberly M. Frayn

TO: Sandra T. Peeler

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Louis Belote, Affiant

Sworn to and subscribed before me this

24th day of September, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MTG - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11678 PAGE 937

0640480

IDENTIFICATION REFERENCE

99 SEP 28 PM 3:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	156000.00
CON TX	577.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	592.20
CHECK	592.20

09/28/99 01 15:08 0001 3403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1521317