FILE BOX 45

# WARRANTY DEED

Instr:200001310009856 Page: 1 OF 3
REC'D FOR REC 01/31/2000 2:02:33PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $580.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,000.00

Lillian Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF January 20 00

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: January 25, 2002
(AFFIX SEAL)

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lillian Smith (NAME) | New Owner (NAME) | MAP 70-3 |
| 641 West Nocturne Drive (ADDRESS) | (ADDRESS) | PARCEL 19 |
| Nashville, TN 37207 (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, Robert Fields, Jr. Executor of the Estate of Elise N. Frazier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lillian Smith and husband, David Cassidy

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:

Being shown as Lot No. 4 on a copy of survey showing Lots 18, 19, 20, 21, 46, 47, 48 and part of Tract No. 2, Free Silver Plan, of record in Book 332, Page 46, and part of the property recorded in Book 1910, Page 233, Register's Office for Davidson County, Tennessee, by Hickerson-Miller, Engineers & Surveyors, dated October 9, 1958, as follows:

Beginning at a concrete monument in the southerly margin of Nocturne Drive, formerly Manila Street, said monument being 857.1 westerly of the northwest corner of Haynes Heights, Section 2, of record in Book 2331, Pages 58 and 59, Register's Office for said County, thence with the margin of Nocturne Drive along a curve westerly 235.5 feet to concrete poured around an iron pin; thence south 1 degree 0 minutes east 1118 feet to an iron pin, thence south 87 degrees 30 minutes east 200 feet to an iron pin, thence north 0 degrees 15 minutes west 1047 feet to the point of beginning.

BEING the same property conveyed to Horace M. Frazier and wife, Elise N. Frazier by deed from N. H. Barker and Herschel Greer, of record in Book 3182, Page 417, Register's Office for said County. The said Horace M. Frazier having predeceased Elise N. Frazier. Elise N. Frazier died leaving as sole heir the Grantor herein. The Grantor herein executed this instrument as executor of the Estate of Elise N. Frazier pursuant to the authority granted

CONTINUED

This is improved ( ) unimproved ( ) property, known as 641 West Nocturne Drive, Nashville, TN 37207
(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 21st day of January, 20 00

Robert Fields, Jr.

Robert Fields, Jr. Executor

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 Robert Fields, Jr. Executor

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 Nashville, Tennessee, this 21st day of January, 2002.

Commission expires January 26, 2002

Marie Bradford
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MARIE BRADFORD

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(or proved to me on the basis of satisfactory evidence) and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ 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 ____ 20____.

My commission expires ____

____
Notary Public

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

by the Will of the Decedent of record in the Probate Court of Davidson, Tennessee, File No. 99P-16361. The said Katherine Fields predeceased Elise N. Frazier.

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