BOOK 5032 PAGE 190

THIS INSTRUMENT PREPARED BY
Thompson, Liebangood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles L. Thomas, Jr. and wife, Joan H. Thomas 1151 Gateway Lane (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	First American National Bank Guaranty Mortgage Co., Division 10th Flr. First American Center (STREET ADDRESS) Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	Map 131-15 Parcel 84 Field Book No. OH 10805

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

DEED
FEE
B* 20
* 01'20

We, Fred G. Frick and wife, Sue A. Frick

have this day bargained and sold, and do hereby transfer and convey unto the said Charles L. Thomas, Jr. and wife, Joan H. Thomas, their

(SURVIVOR), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A lot or parcel of land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 of Block "A" on the Map of Lealand Manor, as of record in Book 974, page 74, Register's Office for said County, described as follows:
Beginning on the southerly margin of Gateway Lane, at a point 752.7 feet east of the easterly margin of the Granny White Pike, said point being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, south 9° 38' west 490.9 feet to the northerly line of Lot No. 12; thence with the northerly line, of Lots Nos. 12 and 11, south 85° 16' east 210.6 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, north 9° 41' east 473.6 feet to the southerly margin of Gateway Lane; thence with said Lane, north 80° 39' west 210.2 feet to the beginning.

Being the same property conveyed to Fred G. Frick and wife, Sue A. Frick, by deed from Richard F. Rambo and wife, Joyce R. Rambo, of record in Book 4626, page 560, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by Grantees.

E.T. (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 155,000.00

Subscribed and sworn to before me, this the 4th day of June 19 76

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is (unimproved / improved (X)) property, known as 1151 Gateway Lane, Nashville, Tennessee 37220
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles L. Thomas, Jr. and wife, Joan A. Thomas

(SURVIVOR), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Charles L. Thomas, Jr. and wife, Joan A. Thomas their

(SURVIVOR), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 4th day of June, 19 76 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fred G. Frick
Fred G. Frick

Sue A. Frick
Sue A. Frick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Fred G. Frick and wife, Sue A. Frick

the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 4th *day of* June, *19* 76.

Mary Emery *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

*(cont.)
(2) Six-foot easement for bridle path along the southerly line of premises as set out in deed from Laura Lea Robertson to M. K. Hovey and wife, of record in Book 1163, page 391, Register's Office for Davidson County, Tennessee.
(3) One hundred foot building setback line from Gateway Lane, as shown on plan of record in Book 974, page 74, Register's Office for Davidson County, Tennessee.
(4) Covenants and restrictions, but omitting any such covenant or restriction based on race, color, religion or national origin contained in instrument recorded in Book 1081, page 643, and in Book 1163, page 391, Register's Office for Davidson County, Tennessee.

JUN-4-76	CONV	90,000.00		
JUN-4-76	CONV	65,000.00		
JUN-4-76	S'TAX		B* 403.00	
JUN-4-76	PR'FEE		B* .50	
JUN-4-76	W'DEED		B* 4.00	* 407.50

WARRANTY DEED

FROM
Fred G. Frick and wife, Sue A. Frick

TO
Charles L. Thomas, Jr. and wife, Joan A. Thomas

D 52303

IDENTIF. REFERENCE

JUN 4 4 19 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

File: George E. Mudter, Jr., Atty.