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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,789.17

Douglas R Berry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15rd DAY OF February 1977.

Leo. D. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Aug. Roy
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 3
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS R BERRY	ALLSTATE ENTERPRISES MTG. CORP. (NAME)	
307 TWO M. (NAME) PKY	627 S. Manchester Avenue (STREET ADDRESS)	95-11
~~Springview~~ Drive (STREET ADDRESS OR ROUTE NUMBER)		
GOODLETTSVILLE 37072	Anaheim, California 92803	120 pw
~~Nashville~~, Tenn. ~~37214~~ (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, DONALD E. FRITTS, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS R BERRY AND KENNETH A. SADLER, TENANTS IN COMMON

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 Davidson County, Tennessee, Being lot No. 60 on the Map of Cloverdale Subdivision, of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 60 Fronts 67 feet on the southwesterly side of Springview Drive and runs back 207 feet on the northewesterly line and 236 feet on the southeasterly line to a dead line in the rear on which it measures 133.5 feet.

BEING the same property conveyed to Donald E. Fritts, by Warranty Deed from Larry Crosslin ET UX of record in Book 5057 page 867, Refister's office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 426 Springview Drive, Nashville, Tennessee 37214
(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 this 3rd day of December, 19 76

Donald E. Fritts

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert E Myers, a Notary Public in and for said County and State, the within named Donald E. Fouts

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 3 day of December 1976.

Commission expires 2/8/78

Robert E Myers
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19__.

My commission expires _____

_____
Notary Public

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WARRANTY DEED

FROM
Donald E Fouts

TO
Douglas R Bonner and Kenneth A. Sadler

IDENTIF. REFERENCE

FEB 15 2 56 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 15 77	CONV	36,789.97			
FEB 15 77	S'TAX		B*	95.68	
FEB 15 77	R'FEE		B*	.50	
FEB 15 77	W'DEED		B*	4.00	* 100.18