WARRANTY DEED

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FROM DIANE W. FREIDMAN, unmarried

ADDRESS NEW OWNER(S) AS FOLLOWS:	DOUGLAS G. AVA and wife, LORNA L. AVA 241 New Sawyer Brown Road Nashville, Tennessee 37221	
SEND TAX BILLS TO:	FIRST & MID-SOUTH MORTGAGE COMPANY P.O. Box 2568 Nashville, Tennessee 37219	
PREPARED BY: RETURN TO: file #2	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 128-10-83

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00 Affiant Douglas G. Ava

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 1977
DATE

Thomas D. Gupton Nov 12, 1980
NOTARY PUBLIC COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ---------

---------- ($10.00) ---------- DOLLARS

cash in hand paid by Douglas G. Ava and wife, Lorna L. Ava, and other good and valuable considerations, receipt of which is hereby acknowledged.

DIANE W. FRIEDMAN,

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

DOUGLAS G. AVA and wife, LORNA L. AVA, GRANTEES

their (his, her, its) heirs, successors 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. 112 on the Plan of Stacey Square, Section 3, as of record in Book 4175, page 154, Register's Office for said County.

SAID Lot No. 112 fronts 80.0 feet on the northerly margin of Sawyer Brown Road and extends back 179.3 feet on the easterly line and 163.4 feet on the westerly line to a dead line in the rear measuring 87.57 feet thereon.

BEING the same property conveyed to Diane W. Friedman by deed from John D. Kennedy and wife, Rosa Lee Kennedy, of record in Book 4868, page 190, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: (1) Restrictive covenant contained in instrument of record in Book 4467, page 85, said Register's Office; (2) the Plan of record in Book 4175, page 154, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Sawyer Brown Road and a 10 foot easement for public utility and drainage purposes along the rear and easterly line of said lot; (3) A 2.5 x 25 foot utility anchor easement located on the southwest corner of said lot.

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unimproved ( )
This is improved (X) property, known as 241 New Sawyer Brown Road, Nashville, Tennessee, 37221
Number Street City State 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, successors and assigns, forever.

AND I do covenant with the said GRANTEES that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND, I, GRANTOR do(es) further covenant and bind MYSELF, MY heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEES THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS MY hand this 30th day of NOVEMBER, 19 77

E 39347

IDENTIF. REFERENCE

NOV 30 2 21 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Diane W. Friedman
DIANE W. FRIEDMAN

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named DIANE W. FRIEDMAN

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 30 day of NOVEMBER 19 77

Nov 12, 1980
Comission Expires

Thomas D. Lipton
Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title).

NOV 30 CONV 28,500.00 B* 74.10
NOV 30 STAX B* .50
NOV 30 PR'FEE B* 4.00 * 78.60
NOV 30 W'DEED

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)