WARRANTY DEED

4371 08/15 166.66- CHECK

BOOK 5482 PAGE 663

FROM LEWIS M. KIRK AND WIFE, NANCY M. KIRK

ADDRESS NEW OWNER(S) AS FOLLOWS:	RAND T. FREDERIKSEN, MARRIED 5712 VINE RIDGE DRIVE NASHVILLE, TENNESSEE	
SEND TAX BILLS TO:	FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION 4TH AT UNION NASHVILLE, TENNESSEE 37219	
PREPARED BY:	LUCINDA SMITH, ATTORNEY 201 SECOND AVENUE NORTH NASHVILLE, TENNESSEE 37201	MAP-PARCEL NOS: 103-10-54 8DA 57835

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,650.00 Affiant Rand T. Frederiksen

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of August, 1979

DATE

E. Wayne Hall

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC STATE OF TENNESSEE

FOR AND and IN CONSIDERATION OF the sum of TEN AND 00/100 ($10.00) DOLLARS

cash in hand paid by RAND T. FREDERIKSEN and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by the said RAND T. FREDERIKSEN to assume and agree to pay the outstanding balance on that certain indebtedness evidenced by deed of trust from Lewis M. Kirk and wife, Nancy M. Kirk to Vaden Lackey, Jr., Trustee, of record in Book 5302, Page 902, Registers Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association the payment of one note dated 6-22-78 in the original principal amount of $40,000.00, payable in conformity with the terms and conditions therein stated;

LEWIS M. KIRK AND WIFE, NANCY M. KIRK

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

RAND T. FREDERIKSEN, MARRIED

GRANTEE, 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. 69 on the Plan of Brookside Courts, Addition No. 4, Section 4, as of record in Book 2083, Page 59, Registers Office for Davidson County, Tennessee.

SAID Lot No. 69 fronts 85 feet on the northwesterly side of Vine Ridge Drive, and runs back 227.4 feet on the northeasterly line and 270 feet on the southwesterly line to a dead line measuring 75.7 feet thereon.

BEING the same property conveyed to Lewis M. Kirk and wife, Nancy M. Kirk, by deed from Jack I. Inman and wife, Jean Hart Inman, of record in Book 5302, Page 900, Registers Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following easements, restrictions and matters of public record, in addition to the deed of trust of record in Book 5302, Page 902, Registers Office for Davidson County, Tennessee:

Taxes levied and assessed which are due and payable to Metropolitan Government of Nashville and Davidson County, for 1979, a lien not yet due and payable, and for 1978 and back, taxes paid. 1978 taxes in amount of $268.74 at map 103-10, parcel 54, Field Book 8DA 57835;

Restrictive covenant contained in instrument of record in Book 3015, Page 56, Registers Office for Davidson County, Tennessee;

The plan of record in Book 2083, Page 59, said Registers Office, shows an owners certificate; a 30-foot setback line from Vine Ridge Drive; a 10-foot utility easement along the rear of said lot; and a 10-foot easement for sewer across the middle portion of said lot containing an 8-inch sewer line and a manhole.

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unimproved ( )
This is improved (X) property, known as 5712 Vine Ridge Drive, Nashville, Tennessee
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 GRANTEE, his heirs, successors and assigns, forever.

AND we do covenant with the said GRANTEE 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 except of record.

AND the undersigned GRANTORS do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE, his heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 13th day of August, 19 79

Lewis M. Kirk
LEWIS M. KIRK

Nancy M. Kirk by Lewis M Kirk
NANCY M. KIRK

{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

LEWIS M. KIRK

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 13 day of August 19 79

7/8/82
Comission Expires

E Warner Jones
Notary Public

(AFFIX SEAL)

AUG 14 3:38 PM '79
FELIX Z. HAWKINS REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE
46407

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 13th day of August, 1979, before me personally appeared LEWIS M. KIRK, to me known to be the person who executed the foregoing instrument in behalf of NANCY M. KIRK, and acknowledged that he executed the same as the free act and deed of said NANCY M. KIRK.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of August, 1979.

E Warner Jones
Notary Public

My Commission Expires:

7/8/82

F.C. Bell

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

61650.00-	CO
160.16	CO TX
.50	PRFEE
6.00	WDEED
CHECK	166.66-
437 AUG 15/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-46407

IDENTIF. REFERENCE

AUG 15 3 38 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 704875