Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5490 PAGE 988

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve G. Fridrich	Third National Mortgage Company	103-4-247
(NAME)	(NAME)	(part of)
4509 Colorado Avenue	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Steve G. Fridrich and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Oscar H. Mason and wife, Dorothy B. Mason

have this day bargained and sold, and do hereby transfer and convey unto the said Steve G. Fridrich

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 1 on the Plan of the resubdivision of Lots 1 and 2 in Bransford Subdivision of the northwest part of Block 28 Sylvan Park of record in Book 5190, page 333, Register's Office for said County.
Said Lot No. 1 fronts 80.04 feet on the easterly margin of 46th Avenue North and extends back 98.66 feet on the southerly line and 100 feet along the southerly margin of Colorado Avenue to a dead line measuring 80 feet.

Being part of the property conveyed to Oscar H. Mason and wife, Dorothy B. Mason by deed from William Glenn Foxall and wife, Sarah Joanne Foxall and Edward Warner Mitchell and wife, Hilda Johnson Mitchell of record in Book 5434, page 933, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $68,800.00

Subscribed and sworn to before me, this the 28th day of August 19 79

Affiant

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

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MARY ENSEY

unimproved ( )
This is improved (X) property, known as 4509 Colorado Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 28th *day of* August, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Oscar H. Mason

Dorothy B. Mason

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Oscar H. Mason and wife, Dorothy B. Mason

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 28th *day of* August, *19* 79

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE 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 .....

8165

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Oscar H. Mason and wife,
Dorothy B. Mason

TO

Steve G. Fridrich

F 49274

IDENTIF. REFERENCE

AUG 30 1 44 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

BOOK 5490 PAGE 990

RECEIVED OF _____

FOR _____

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
			66800.00- CO	
			173.68 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 180.18-	
			8165A08/30/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4927-4.

IDENTIF. REFERENCE

AUG 30 1 44 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 708555