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

WARRANTY DEED

BOOK 5512 PAGE 1

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip W. M. Oxford and wife, Deidre N. Oxford	Third National Mortgage Company	117-6-134
(NAME)	(NAME)	
2316 Sterling Avenue	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	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 Philip W. M. Oxford and wife, Deidre N. Oxford and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Fridrich and Hooper Realty Company, a partnership consisting of Jerry D. Fridrich and Hale Hooper

have this day bargained and sold, and do hereby transfer and convey unto the said Philip W. M. Oxford and wife, Deidre N. Oxford

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

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sterling Square of record in Book 5050, page 85, Register's Office for said County, described as follows: Beginning at a point in the south margin of Sterling Avenue, said point being the front corner of Lots Nos. 3 and 4; thence with the west line of Lot No. 4 South 05 deg. 55' East 131.76 feet to a point; thence with the South line of Lot No. 4 South 87 deg. 11' East 80.00 feet to a point; thence South 02 deg. 49' W 105.80 feet to a point; thence North 86 deg. 40' West 124.99 feet to a point; thence North 01 deg. 11' East 86.03 feet to a point, said point being the southeast corner of Lot No. 1; thence with the east line of Lot No. 1 North 05 deg. 55' West 145.50 feet to a point in the south margin of Sterling Avenue; thence with said south margin of Sterling Avenue and with a curve having a radius of 233.93 feet in an easterly direction a distance of 50.15 feet to the point of beginning.

Being part of the property conveyed to Fridrich and Hooper Realty Company, a partnership consisting of Jerry D. Fridrich and Hale Hooper by deeds from Ronald W. Cooper, Trustee of record in Book 5225, page 410, said Register's Office and Lynn Ellsworth, Jerry N. Slack and Ronald W. Cooper of record in Book 5243, page 80, said Register's Office.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Jerry Fridrich and Albert H. Hooper, Jr., across premises of record in Book 5229, page 182, said Register's Office; and 10-foot easment for public utilities, 20-foot public utility easement, widening to 22.56 feet, 50-foot building set-back line from Sterling Avenue and conditions of Owner's Certificateof record in Book 5050, page 85, said Register's Office; and restrictive covenants of record in Book 5204, page 270, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 139,500.00

Subscribed and sworn to before me, this the 5 day of OCT 19 79

Affiant

My commission expires: 4-18-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2316 Sterling Avenue, Nashville, Tennessee 37215
(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, except for 1979 taxes which are prorated and assumed by the purchasers.

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 5th *day of* October, *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.*

Fridrich and Hooper Realty Company, a partnership consisting of Jerry D. Fridrich and Hale Hooper

Jerry D. Fridrich, Partner

Hale Hooper, Partner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Kota, *a Notary Public in and for said County and State,* Jerry D. Fridrich and Hale Hooper, Partners d/b/a Fridrich and Hooper Realty Company, a Partnership

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* 5 *day of* Oct, *19* 79

Nancy L. Kota *Notary Public*

Commission expires 4-18-82

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 .....

WARRANTY DEED

FROM

Fridrich and Hooper Realty Company

TO

Philip W. M. Oxford and wife, Deidre N. Oxford

IDENTIFICATION REFERENCE

OCT 10 10 52 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN CENTER
NASHVILLE, TENN.

G-237306
11455

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 5512 PAGE 3

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

139500.00- CO
362.70 CO TX
.50 PRFEE
6.00 MORTG
CHECK 369.20-
7553A10/10/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 56872

IDENTIF. REFERENCE

OCT 10 10 52 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 717689