This instrument Prepared By:

Waller, Kelley, Herbert & Crawford
3rd Floor, L & C Tower

# WARRANTY DEED

REAU E. FOLK, JR. FORM 4460

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 103-6-208 | Mr. Steve G. Fridrich<br>112 30th Ave N.<br>Nashville, TN. 37203 | New Owner<br>BOOK 5527 PAGE 99 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 8DA-45946 | 5601-5603 White Bridge Road | PROPERTY IS [x] IMPROVED [ ] UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

11/06 15.24 - CHECK

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

ANDREWS PROPERTIES, INC.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVE G. FRIDRICH

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 46 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, Register's Office for said County.

Said Lot No. 46 which is a corner lot, fronts 125 feet on the southerly side of Stoney Way Trail and 85 feet on the westerly side of White Bridge Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 145 feet on the southerly line and loO feet on the westerly line, to a point of intersection.

Being part of the property conveyed to Andrews Properties, Inc., by Quitclaim deed from Nelson C. Andrews and wife, Sue Andrews, as of record in Book 5350, page 119.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM Is an easement conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee as of record in Book 5317, page 318, being a permanent easement containing in area approximately 971 square feet as described in said instrument and a temporary construction easement varying in width from 0 to 3 feet and running with and adjacent to the present southern margin of Stoneyway Trail for a distance of 23 feet more or less, containing 60 sq. feet and a temporary construction easement No. 2 varying in width from 1 to 5 feet and running with and adjacent ot the present western margin of White Bridge Road for a distance of 75 feet, more or less and containing 330 square feet. Temporary consruction Easements Nos. 1 and 2 containing a total of 390 square feet. Temporary construction easements are to become null and void upon completion of this project.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 2nd day of November, 1979.

ANDREWS PROPERTIES, INC.

By: Andrews Properties, Inc.

Susan A. Andrews - V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5527 PAGE 100

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 49,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November 19 79

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

F. 6.2.4.0 9

IDENTIF. REFERENCE

Nov 8 11 16 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM ANDREWS PROPERTIES, INC.

TO STEVE G. FRIDRICH

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susan A Andrews and _____, with whom I am personally acquainted, and who upon oath acknowledged herself to be the Vice President and _____, respectively, of Andrews Properties, Inc., a corporation, the bargainor, and that She, as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Susan A Andrews as such Vice President and ~~attesting the same by the said~~ _____ ~~as such~~ _____

Witness my hand and official seal at Nashville, Tennessee, this, the 2nd day of November, 19 79.

My commission expires: 7-27-81

Notary Public

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5527 PAGE 101

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 |
|---|---|---|---|---|
| | | | 49500.00- CO | |
| | | | 129.74 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 136.24- | |
| 4460A | 11/08/79 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 62409

IDENTIF. REFERENCE T

Nov 8 11 16 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 724386