FROM: Dudley E. Green and Ruth H. Green
TO: James Fritz and Deborah A. Fritz

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37219

Address New Owner as Follows:
James and Deborah Fritz
2914 22nd Avenue South,7-B
Nashville, Tennessee

Send Tax Bills to: Map-Parcel No.
James and Deborah Fritz 7DA/22133
2914 22nd Avenue South, 7-B
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,500.00.

James E Fritz
Affiant

Subscribed and sworn to before me this the 7 day of December, 1979.

Carol Ann Wade
Notary Public

My Comm. Expires: July 12, 1983.

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Dudley E. Green and wife, Ruth H. Green, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto James Fritz and wife, Deborah A. Fritz, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED

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 and assigns, forever, and we do covenant with the said GRANTEES 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 as hereinafter set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance and the warranties and representations incident thereto is subject to the following encumbrances and exceptions:

1. 1979 Metropolitan Government taxes due in the amount of $483.00. (7DA-22133)

21/72 221.40 CHECK

6115

2. The Plan of record in Book 4955, Page 24, said Register's Office, shows an owner's certificate, and a 25' minimum building setback line from 22nd Avenue South.

3. Terms, provisions, covenants, conditions, easements and rights contained in the Master Deed of Wellesley Trace Homeowner's Association, Inc., of record in Book 5054, page 633, Register's Office for Davidson County, Tennessee, the plat recorded in Book 4955, page 24, Register's Office, and the By-Laws of said Association recorded in Book 5054, page 649, said Register's Office.

4. Rights of adjoining owners within the Home Owners Association to use in the common party walls.

IN WITNESS WHEREOF, we have executed this Warranty Deed on the 27 day of December, 1979.

Dudley E. Green

Ruth H. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named bargainor, Dudley E. Green, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in said State and County, this the 27 day of December, 1979.

My Comm. Expires:
4-17-83.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named bargainor, Ruth H. Green, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in said State and County, this the 27 day of December, 1979.

My Comm. Expires:
4-17-83.

NOTARY PUBLIC

D E S C R I P T I O N

BOOK 5552 PAGE 881

Land in Davidson County, Tennessee, being Unit 7-B on the Plan of Wellesley Trace, Section I, of record in Book 4955, page 24, said Register's Office, together with the appurtenant interest in the common and limited common areas as shown on said plan and as set out in the Master Deed and By-Laws of Wellesley Trace Home Owners Association, Inc. of record in Book 5054, pages 633 and 649, Register's Office for Davidson County, Tennessee, said Unit No. 7-B is described as follows:

Beginning at a point, said point being a fence corner dividing the two concrete carports of condominium units 7A and 7B; thence, N 87° 04' 00" W, along the fence and splitting the two units 7A and 7B, 68.45 feet to a point, said point being the common corner of condominium units 7A and 7B; thence, along the exterior wall of condominium unit 7B, N 02° 29' 00" E, 18.5 feet to a point; thence, S 87° 04' 00" E, 1.2 feet to a point; thence, N 02° 29' 00" E, 14.8 feet to a point, said point being the most northwesterly corner of condominium unit 7B; thence, following aforesaid wall, S 87° 04' 00" E, 32.4 feet to a point, said point being the most northeasterly corner of condominium unit 7B; thence, leaving said corner and following edge of concrete patio, S 87° 04' 00" E, 3.75 feet; thence along a curve to the right, of radius 10.2 feet, for a distance of 26.01 feet to a point; thence, S 02° 29' 00" W, 5.1 feet to a point, said point being the corner of a concrete patio and a concrete carport; thence, S 87° 04' 00" E, 21.0 feet to a point, said point being the most northeasterly corner of aforesaid carport; thence, S 02° 29' 00" W, 19.0 feet to the point of beginning.

Being the same property conveyed to Dudley E. Green and wife, Ruth H. Green, as tenants by the entireties, by deed from Dudley Warner and Associates, Inc., a Tennessee corporation, of record in Book 5063, page 594, said Register's Office.

F 7 1 3 5 3

IDENTIF. REFERENCE

JAN 8 3 54 PM '80

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

EXHIBIT A

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5552 PAGE 882

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

81500.00- CO
211.90 CO TX
.50 PRFEE
9.00 WDEED
CHECK 221.40-
611BA01/08/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F71353

IDENTIF. REFERENCE

T

JAN 8 3 54 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No: 735680