This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5741 PAGE 68

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve G. Fridrich	SAME	104-10-93
(NAME)	(NAME)	
112 30th Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37.		
(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, Robert L. Reynolds and wife, Onitta H. Reynolds

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:

Land in Davidson County, Tennessee, being the easterly 75 feet front of Lot No. 52 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County, described as follows:

Beginning at the southwest corner of Fairfax and Marlborough Avenue, being the northeast corner of said Lot No. 52; thence with the southerly margin of Fairfax Avenue westerly 75 feet to a point 50 feet easterly from the corner of Lots Nos. 51 and 52 on said plan; thence southwardly parallel with the line between said two lots to a point on the margin of Marlborough Avenue; thence northeastwardly with the margin of said avenue to the beginning.

Being the same property conveyed to Robert L. Reynolds and wife, Onitta H. Reynolds by deed from Albert W. Stockell and wife, Sue M. Stockell, of record in Book 5504, page 237, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Subscribed and sworn to before me, this the 1st day of May, 19 81

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 317 Fairfax Avenue, Nashville, Tennessee 37212
(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 1981 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 1st *day of* May, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L. Reynolds

Onitta H. Reynolds

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enoch *a Notary Public in and for said County and State,* Robert L. Reynolds and wife, Onitta H. Reynolds

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 1st *day of* May, *19* 81.

Mary Enoch *Notary Public*

Commission expires 4/8/84

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Robert L. Reynolds and wife,
Onitta H. Reynolds
TO
Steve G. Fridrich

G 40378

IDENTIF. REFERENCE

MAY 5 10 08 AM '81

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			78001.00- CO	
			202.60 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	209.30-
			3869A05/05/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

640378

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IDENTIFICATION REFERENCE

MAY 5 10 08 AM '81

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 820248