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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Thomas A. Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 81

Notary Public

MY COMMISSION EXPIRES: 12/15/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRAZIER & FAIMON, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve G. Fridrich and John A. Ramsey, III (NAME)	Home Federal Savings & Loan (NAME)	142-8-A Par 26
112 30th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas A. Powers and wife, Sandra N. Powers,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve G. Fridrich, unmarried, and John A. Ramsey, III, unmarried,

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:

Land in Davidson County, Tennessee, being part of Coronada, a Condominium, as shown on the Plat of record in Plat Book 4860, page 26, Register's Office for said County, and being more particularly described as follows:

Unit No. 26 on said Plat, as established by and described in the Master Deed and Bylaws establishings a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc., of record in Book 4901, page 679, and Book 4901, page 702, respectively, said Register's Office.

Being the same property conveyed to Thomas Allen Powers and wife, Sandra Newbill Powers, by deed from James D. Gilmore and wife, Ella E. Gilmore, of record in Book 5180, page 701, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 105 Bear Track Drive, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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.

Witness our hand s this 30th day of April, 19 81

Thomas A. Powers

Sandra N. Powers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Powers and wife, Sandra N. Powers,

the 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 30th day of April 1981

Commission expires 10/15/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Thomas A. Powers and wife,
Sandra N. Powers

TO
Steve G. Fridrich and
John A. Ramsey, III

G 4 0 4 3 0

IDENTIFICATION REFERENCE

MAY 5 12 45 PM '81

FILED AND RECORDED IN THE OFFICE OF THE REGISTER OF DAVIDSON COUNTY, TENNESSEE

RELEASED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5741 ~~PAGE~~ 354

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
			[illegible].00- CO	
			208.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 214.50-	
			3954805/05/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G40430

IDENTIFICATION REFERENCE

MAY 5 12 45 PM '81

FELIX Z. WILSON
DAVIDSON COUNTY, TENNESSEE

No. 820311