This instrument prepared by: Lawyer's Escrow Service
1161 Murfreesboro Rd, #248
Nashville, Tn. 37217

File

LIMITED WARRANTY DEED

BOOK 5856 PAGE 276

Address New Owner(s) As Follows	Send Tax Bills To	Map- Parcel Numbers
John W. Frierson		135-16-A
(Name)	(Name) # 405	
	4225 Harding Rd	28
(Address)		
	Nashville, Tn 37205	2D 53499
(City) (State) (Zip)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, 2250 Associates, a Tennessee joint venture, (hereinafter called "Grantor") has this day bargained and sold, and does hereby transfer and convey unto John W. Frierson and June B. Farmer, (hereinafter called "Grantee", whether this deed shall be executed in favor of one or more persons), certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Nashboro Village, Tracts 8, 9 and 10 as of record in Book 5200, page 186, said Register's Office.

Beginning at a corner in the northerly margin of Ravine Drive, said corner being the common corner of Lots 44 & 45; thence in a westerly direction 103.83 feet to a point; thence in a northerly direction 112.05 feet to a point; thence in an easterly direction 87.00 feet to a point; thence in a southerly direction 114.67 feet to a point in the northerly margin of Ravine Drive, which point is the common corner of Lots 44 & 45; thence along said northerly margin 39.52 feet to the point of beginning.

BEING part of the same property conveyed to 2250 Associates, a Tennessee joint venture, by quit-claim deed from 2154 Trading Corporation of record in Book 5819, page 14 and by quit-claim deed from Edwin B. Raskin, Trustee of record in Book 5819, page 25, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 44 of Tracts 8, 9 and 10, Nashboro Village, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said Grantee, his heirs and assigns, in fee simple forever.

AND GRANTOR does hereby covenant with Grantee that it is lawfully seized and possessed of the aforesaid real estate; that it has a good right to sell and convey the same; and that the same is unencumbered, except for (1) all provisions, including, without limitation, all conditions, covenants, encumbrances, restrictions, burdens, and undertakings contained in the said Plan and Master Deed, and any amendments thereto; (2) all zoning ordinances and easements and restrictions of record; and (3) real estate taxes and assessments for the current year.

AND Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officer on this 25 day of Feb., 1982.

2250 Associates

By _____
It's Trustee
Title

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,250.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of February, 1982.

_____
Notary Public

My Commission Expires:
11-9-83

STATE OF_____)

COUNTY OF_____)

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Before me, the undersigned, 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 2250 Associates, the within named bargainor, a corporation, and that __he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____self as such officer.

WITNESS my hand and seal, at office at_____ _____, this_____day of _____, 19 .

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin B. Raskin, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of Feb. 19 82

Commission expires 11-9-83

Notary Public

IDENTIF. REFERENCE

G 8 1 3 5 3

MAR 1 12 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

13250.00- CO
34.32 CO TX
.50 PRFEE
9.00 MSCEO
CHECK 43.32-
4633A03/01/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 1 3 5

IDENTIF. REFERENCE

MAR 1 12 16 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 869078