FORM NO WD-1

BOOK 6023 PAGE 173

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF MARCH, 1983.

Notary Public

MY COMMISSION EXPIRES: 5-22-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark A. Higgins (NAME)	Union Modern Mortgage Corporation (NAME)	139/1
130 Windsor Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer 3318 (STREET ADDRESS)	81.00
Nashville, TN. 37205 (CITY) (STATE) (P O ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	7DZ-30085

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 Rand T. Frederiksen and wife, Dixie Ward Frederiksen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Higgins, a single person

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:

BEING Lot No. 139 and the westerly 50 feet of Lot No. 138 on The Map of Bransford Realty Co's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, Pages 94 & 95, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John Kohl & Co. dated February 23, 1983 as follows:

SAID Lot No. 139 and part of Lot No. 138 front together 110 feet on the northerly side of Windsor Drive and run back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Rand T. Frederiksen by deed from Elizabeth S. DeWitt of record in Book 5329, page 279, said Register's Office.

Dixie Ward Frederiksen herein joins to convey any and all rights and interest she may have; especially her marital rights.

THIS conveyance is subject to any and all existing easements of record.

Unimproved ( )
This is improved (XX) property known as 130 Windsor Drive (House Number) (Street) Nashville, TN. 37205 (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 unincumbered 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 11TH day of MARCH, 1983

Rand T. Frederiksen

Dixie Ward Frederiksen:

STATE OF TENNESSEE
Davidson County

BOOK 6023 PAGE 174

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dixie Ward Frederiksen and Rand T. Frederiksen

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 11th day of March 19 83

Commission expires July 27, 1986

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who ~~upon (their oath) acknowledged (themselves)~~ (himself) 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
Rand T. Frederiksen

TO
Mark A. Higgins

H 36897

IDENTIF. REFERENCE

MAR 18 9 57 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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 Rand T. Frederiksen, 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, the 11th. day of March, 1983.

Commission Expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF

BOOK 6023 PAGE 175

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			107000.00- CO	
			278.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	284.70-
4177A03/18/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 6 8 9 7

IDENTIFICATION REFERENCE

MAR 18 9 57 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 936100