2852

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6247 PAGE 427

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: Dominion	MAP PARCEL NUMBERS
Mr. Steve Fridrich (NAME)	Bancshares Mortgage Corporation (NAME)	74-4
105 West Hampton Place (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	107
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA. 22031 (CITY) (STATE) (ZIP)	4D-67300

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, GERALD D. FRIDRICH and wife BARBARA W. FRIDRICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE FRIDRICH a single man

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 131 on the Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C", and a Tract marked "Hermitage Swimming Club, Inc.", as shown on the previously recorded plan of Hermitage Hills, Section 12, as of record in Plat Book 5210, page 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Gerald D. Fridrich and Albert H. Hooper, Jr., by deed from William J. Faimon, Trustee, of record in Book 5470, page 380, said Albert H. Hooper, Jr., and wife having conveyed their interest to Gerald D. Fridrich and wife, Barbara W. Fridrich by quitclaim deed of record in Book 5911, page 355, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 4820, page 611, amended in Book 4960, page 506, and Book 4969, page 667; and (3) All matters appearing on the Plan of record in Plat Book 5210, page 119, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 701-703 Linden Green Hermitage, Tennessee 37076

CHECK

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of March, 19 84.

03/12/90

Gerald D. Fridrich
GERALD D. FRIDRICH

Barbara W. Fridrich
BARBARA W. FRIDRICH

3396

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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 Gerald D. Fridrich and wife, Barbara W. Fridrich**

the bargainor s, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 19 84.

My commission expires 4-14-87 Notary Public

**or proven to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
COUNTY OF

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 the the within named bargainor, a corporation, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such.

Witness my hand and official seal, at this day of, 19.

Notary Public

Commission expires

I 0 8 1 9 2

IDENTIF. REFERENCE

MAR 12 3 12 PM '84

FEE REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 19 84

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GERALD D. FRIDRICH and wife,

TO

BARBARA W. FRIDRICH

STEVE FRIDRICH

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

RECEIVED OF BOOK 6247 PAGE 429

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
			64000.00- CAMT.	
			160.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	172.90-
9386A03/12/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 8 1 9 2

IDENTIF. REFERENCE

MAR 12 3 12 PM '84

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, NASHVILLE, TN

No. 19411