ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Robert F. Langford, et ux (NAME)	Simmons First Mortgage Company (NAME)	75-1-42 pt
Route 1, Box 81A (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9047 (STREET ADDRESS)	4D 33958
Charlotte, TN 37036 (CITY) (STATE) (ZIP CODE)	N. Little Rock, AR 72119 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6328 PAGE 970

For and in consideration of the sum of Sixty-Three Thousand and No/100----------
----------($63,000.00)---------- DOLLARS
and the agreement of the Grantees to assume and pay the balance of that certain indebtedness which is secured by a lien on the property herein conveyed and is described in the Deed of Trust executed by Gerald D. Fridrich and wife, Barbara F. Fridrich, to Tim N. Taylor, Trustee, of record in Book 6153, page 879, Register's Office for Davidson County, Tennessee,

We, Gerald D. Fridrich and wife, Barbara W. Fridrich,
have bargained and sold, and by these presents do transfer and convey unto the said
Robert F. Langford and wife, Linda J. Langford,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hermitage Hills, Section 12, as of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the common corner of Lots Nos. 72 and 73 on the easterly margin of Bonafair Drive; thence in a southerly direction along the easterly margin of Bonafair Drive 58.0 feet to a point being the common corner between Lots Nos. 73 and 74; thence in a southeasterly direction along the common boundary line between Lots 73 and 74, 175.73 feet to a point; thence in a northerly direction S 3 deg. 33' 17" West 136.59 feet to a point; thence in a westerly direction along the common boundary line between Lots Nos. 73 and 72, 125.89 feet to the point of beginning.

Being the same property conveyed to Gerald D. Fridrich and wife, Barbara W. Fridrich, by deed from Albert H. Hooper, Jr. and wife, Nancy C. Hooper, of record in Book 5911, page 355, Register's Office for Davidson County, Tennessee, and by Deed of Correction from F. H. & S. Investments, a partnership, of record in Book 6328, page 770, Register's Office for Davidson County, Tennessee.

RUST 133359

IDENTIF. REFERENCE

JUL 2 10 20 AM '84

unimproved ( ) This is improved (XX) property, known as 8178-8180 Bonnafair Drive
(House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

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 29th day of June, 1984.

Gerald D. Fridrich
Barbara W. Fridrich
By Gerald D. Fridrich, Power of Att'y
Dated June 14, 1984

and recorded in Book 6328, Page 772, Register's Office for Davidson County, Tennessee.

BOOK 6328 PAGE 971

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 STEVE G. FRIDRICH, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and known to me to be the person who executed the foregoing instrument in behalf of Gerald D. Fridrich and Barbara W. Fridrich, and acknowledged that he executed the same as the free act and deed of the said Gerald D. Fridrich and Barbara W. Fridrich.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 1984.

My commission expires 11/1/87 Notary Public Shay Laird

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19__.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 63,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles F. Frazier, Atty.

Sworn to and subscribed before me
this 29th day of June, 19 84.

My commission expires 11/1/87 Notary Public Shay Laird

This instrument was prepared by:

CHARLES F. FRAZIER, Attorney, 300 James Robertson Parkway, Nashville, Tennessee 37201

Name | Address

WARRANTY DEED

FROM

GERALD D. FRIDRICH and wife,

BARBARA W. FRIDRICH

TO

ROBERT F. LANGFORD and wife,

LINDA J. LANGFORD

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6328 PAGE 972

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

63000.00- CAMT.
163.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 170.30-
0003A07/02/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 5 9

IDENTIF. REFERENCE

JUL 2 10 20 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0049177