ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Charles H. Niver, et ux (NAME)	Dominion Bancshares Mortgage Corp. (NAME)	74-4-117
501 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2786 (STREET ADDRESS)	4D-67310 1a
Hermitage, TN 37076 (CITY) (STATE) (ZIP CODE)	Fairfax, VA 22031 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6443 PAGE 424

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

paid in cash, and other good and valuable consideration received from the Grantees herein, including the agreement of the said Grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust executed by Jerry D. Fridrich and wife, Barbara W. Fridrich, to Donald L. Poleway and D. Gene Merrill, Trustees, of record in Book 6049, page 499, Register's Office of 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 Charles H. Niver and wife, Mary M. Niver,

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

Lot No. 140 on the plan of Hermitage Hills Subdivision, Section XII, located in the Fourth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the westerly margin of Linden Green Drive, being the common corner of Lots Nos. 140 and 141; thence in a southwesterly direction 165 feet to a monument; thence N 14 deg. 53' 55" W 104.15 feet to a point; thence in a northeasterly direction 172.4 feet to a point in the westerly margin of Linden Green Drive 75.00 feet to a point, being 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 735, Register's Office for Davidson County, Tennessee.

*Gerald D. Fridrich and Jerry D. Fridrich are one and the same person.

This is improved (XX) unimproved ( ) property, known as 739-741 Linden Green 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 7th day of December, 1984.

Barbara W. Fridrich by Steve G. Fridrich, Attorney in fact

By Steve G. Fridrich
Attorney in Fact

Gerald D. Fridrich by Steve G. Fridrich, Attorney in fact

By Steve G. Fridrich
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6443 PAGE 425

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, to me known to be the person who executed the within instrument in behalf of GERALD D. FRIDRICH and wife, BARBARA W. FRIDRICH, and acknowledged that he executed the same as the free act and deed of the said GERALD D. FRIDRICH and wife, BARBARA W. FRIDRICH.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1984.

My commission expires 11/1/87 Notary Public

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 $ 62,000.00
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 7th day of December, 19 84.

My commission expires 11/1/87 Notary Public

This instrument was prepared by:

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

I: 68593
IDENTIF. REFERENCE
Dec 7 2 23 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

3499 12/07 167.70- CHECK
WARRANTY DEED

FROM
GERALD D. FRIDRICH and wife, BARBARA W. FRIDRICH

TO
CHARLES H. NIVER and wife, MARY M. NIVER

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 6443 PAGE 426

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

62000.00- CAMT.
161.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.70-.
3499A12/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 5 9 3

IDENTIF. REFERENCE

Dec 7 2 24 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91371