Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Joyce B. Hobbs James D. Gilmore 207 Lynwood Boulevard Nashville, TN 37205	Southeast Mortgage Co. P.O. Box 026058 Miami, Florida 33102	Map 116-7 Parcel 40

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations including the assumption of a Deed of Trust of record in Book 4890, page 770, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of all of which are hereby acknowledged, Rand T. Frederiksen and Dixie W. Frederiksen, each unmarried, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Joyce B. Hobbs and James D. Gilmore (the "Grantees"), as joint tenants with right of survivorship, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Joyce B. Hobbs
Affiant

Subscribed and sworn to before me this 1st day of ~~March~~ April, 1985.

Pamela L. Zimmerman
Notary Public
My Commission Expires: 4/17/88

3999 04/01 6:12.50- CHECK

1. Real estate taxes for the current year which have been prorated between the parties.

2. Rights of public service corporations in and to that portion of subject property formerly embraced within an alley or court as set out in instrument of record in Book 806, page 76, Register's office for Davidson County, Tennessee.

3. The lien of that certain Deed of Trust dated February 25, 1975, from Rand T. Frederiksen and wife, Dixie W. Frederiksen to Richard D. Cahoy, Trustee, of record in Book 4890, page 770, said Register's Office, securing an indebtedness described therein in the original principal sum of Sixty-Five Thousand and No/100 ($65,000.00) Dollars, in favor of Mortgage Associates, Inc. (the "First Mortgage").

This is improved property, known as 207 Lynwood Boulevard, Nashville, Tennessee 37205.

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 Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this 1st day of ~~March~~ APRIL, 1985.

Rand T. Frederiksen

Rand T. Frederiksen

Dixie W. Frederiksen

Dixie W. Frederiksen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela L. Zimmerman, a Notary Public in and for said County and State, the within named Rand T. Frederiksen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this 1st day of ~~March~~ April, 1985.

Pamela L. Zimmerman
Notary Public

My Commission Expires: 4/14/88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela L. Zimmerman, a Notary Public in and for said County and State, the within named Dixie W. Frederiksen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this 1st day of ~~March~~ April, 1985.

Pamela L. Zimmerman
Notary Public

My Commission Expires: 4/14/88

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7, the Northerly 25 feet of Lot No. 8 and the Easterly 1/2 of a 30-foot abandoned Court adjoining said Lot No. 7 and part of Lot No. 8, Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office, Davidson County, Tennessee. More particularly described as follows:

BEGINNING at a point on the Westerly margin of Lynwood Boulevard, being the common boundary line of Lots 6 and 7; thence 225 feet South along Lynwood Boulevard to a point; thence 262 feet, more or less, West to a point; thence North 225 feet to a point; thence East 303 feet along said boundary line of Lot 6 and 7 to the point of beginning.

Being the same property conveyed to Rand T. Frederiksen and wife, Dixie W. Frederiksen, by deed from Francis Neely Thweatt, of record in Book 4890, page 768, Register's Office for Davidson County, Tennessee. The said Rand T. Frederiksen and Dixie W. Frederiksen have since divorced and by quitclaim deed of record in Book 6197, page 647, said Register's Office, title was vested in Rand T. Frederiksen and Dixie W. Frederiksen, as joint tenants with the right of survivorship.

I 9 3 3 6 2

IDENTIF. REFERENCE

APR 1 2 53 PM '85

FELIX A. MCCORD III REGISTER
DAVIDSON COUNTY, TN

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

BOOK 6523 PAGE 856

RECEIVED OF _____

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

260000.CO- CAMT.
650.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 662.50-
3999A04/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 3 6 2

IDENTIF. REFERENCE

APR 1 2 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121047