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FORM NO. WD-1

17994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$52,405.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PETER L. FERNANDEZ (NAME)	Capitol Mortgage Corporation (NAME)	MAP 50-10
214 Chesapeake Place (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	PAR 195
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	

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, GERALD D. FRIDRICH and STEVE G. FRIDRICH, Unmarried and BARBARA W. FRIDRICH, wife of Gerald D. Fridrich

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PETER L. FERNANDEZ and wife, LEATHELIA K. FERNANDEZ and GERALD D. FRIDRICH and STEVE G. FRIDRICH

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:

LAND in Davidson County, Tennessee, being Lot No. 25B, Zone Lot Division of Lots 23-27, Chesapeake Homes, Section Two and Lot 28, Chesapeake Homes, Section One, as of record in Book 6250, page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerald D. Fridrich & Steve G. Fridrich by deed of record in Book 6547, Page 882, Register's Office for Davidson County, Tennessee.

Barbara W. Fridrich, wife of Gerald D. Fridrich, joins in this Warranty Deed only for the purposes of encumbering such marital rights if any and that she may have in and to said property. The said Barbara W. Fridrich having no personal liability in connection with the loan to which reference is made herein.

8 2 7.9 5

IDENTIFICATION REFERENCE

MAR 13 1 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) X
This is improved ( ) property, known as 214 Chesapeake Place, Nashville, TN 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

03/13 142.74-

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. 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 this 10th day of March, 19 86

Gerald D. Fridrich
GERALD D. FRIDRICH

Barbara W. Fridrich
BARBARA W. FRIDRICH

2763
STEVE G. FRIDRICH

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD D. FRIDRICH and STEVE G. FRIDRICH, Unmarried and BARBARA W. FRIDRICH wife of Gerald D. Fridrich

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 19 86

Commission Expires 4-19-89

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

GERALD D. FRIDRICH

STEVE G. FRIDRICH

PETER L. FERNANDEZ

LEATHELIA K. FERNANDEZ

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

RECEIVED OF _____

FOR _____

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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

52405.00- CONV.
136.24 CSTAX
.50 PRFE
6.00 MORTG
CHECK 142.74-
2763A03/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8279.5

IDENTIFICATION REFERENCE

MAR 13 1 28 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227080