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File # 18228

FORM NO. WD-1

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 8th DAY OF April 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-25-87
(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
CLARENCE E. MANNING, JR. (NAME)	Capitol Mortgage Corporation (NAME)	MAP 50-10
3342 Chesapeake Circle (STREET ADDRESS OR ROUTE NUMBER)	1100 Kermit Drive, Suite 206 (STREET ADDRESS)	PARCEL 134
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	N/A

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, STEVE G. FRIDRICH and GERALD D. FRIDRICH ET UX BARBARA W. FRIDRICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE E. MANNING, JR. and wife, SHIRLEY MANNING

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. 46B, Zone Lot Division of Lots 44-48, Chesapeake Homes, Section Three, Chesapeake Homes, as of record in Book 6250, page 326, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Gerald D. Fridrich and Steve G. Fridrich by deed from Claridge Builders, Inc., of record in Book 6547, page 882, Register's Office for Davidson County, Tennessee.

The said Barbara W. Fridrich joins in this Warranty Deed to conveyed her marital rights in subject property.

90935

IDENTIFICATION REFERENCE

APR 11 1 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as 3342 Chesapeake Circle, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 their hands this 8th day of April, 19 86

STEVE G. FRIDRICH

GERALD D. FRIDRICH

BARBARA W. FRIDRICH

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVE G. FRIDRICH and GERALD D. FRIDRICH ET UX BARBARA W. FRIDRICH

the bargainors, 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 8th day of April, 19 86.

Commission Expires 4-19-87

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

STEVE G. FRIDRICH

GERALD D. FRIDRICH
BARBARA W. FRIDRICH

TO

CLARENCE E. MANNING, JR.

SHIRLEY MANNING

Saturn & Mazer, Attorneys
Row 1
Box 7

ATTORNEYS

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- CANT.
136.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 142.74-
2410A04/11/66 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90935

IDENTIFICATION REFERENCE

APR 11 1 55 PM '66

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 236517