BOOK 6839 PAGE 675

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Carol B. Fridrich
120 Laird Road
Nashville, Tennessee 37205

Send Tax Bills to:
New Owner

Map: 116-13
Parcel: 52

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, the receipt of which is hereby acknowledged, FRANK W. BAINBRIDGE, unmarried, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT W. BOGEN and CAROL B. FRIDRICH, as Tenants-in-common, (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Lot No. 16 on the Plan of Harding Park, of record in Book 2331, page 120, Register's Office for said County.
>
> BEGINNING at a point in the northeasterly margin of Laird Road at the corner of Lots Nos. 16 and 17; thence with the line between said Lots northeasterly 191.5 feet to a point; thence southwesterly 135 feet to the southeasterly margin of Sedberry Road; thence with the margin of the same, southwesterly 165.3 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to the margin of Laird Road; thence with the margin of the same, southeasterly 110 feet to the point of beginning.
>
> Being the same property conveyed to Frank W. Bainbridge and wife, Joan H. Bainbridge, by deed from Thelma Roach Lasley, of record in Book 4924, page 304, Register's Office for Davidson County, Tennessee. The said Joan H. Bainbridge having quitclaimed her interest in the aforedescribed property to Frank W. Bainbridge by deed of record in Book 5575, page 938, said register's office.

This conveyance is made subject to: (1) 1986 taxes; (2) restrictive covenants of record in Book 2542, page 486, Register's Office for Davidson County, Tennessee; and (3) all matters appearing on the Plan, of record in Book 2331, page 120, Register's Office for Davidson County.

This is improved property known as 120 Laird Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 1986.

95173

IDENTIFICATION REFERENCE

APR 28 9 54 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Frank W. Bainbridge

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Frank W. Bainbridge 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, Tennessee, this 16th day of April, 1986.

Notary Public

My Commission Expires: 7/9/89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me, this
16th day of April, 1986.

Notary Public

My Commission Expires: 7/9/89

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

75000 CO- CAMT
195.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.50-
7436A04/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95173

IDENTIFICATION REFERENCE

APR 28 9 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241419