This instrument prepared by Ralph Z. Levy, Jr., Gilbert, Frank & Milom, Thirteenth Floor, Third National Bank Building, Nashville, Tennessee, 37219.

WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To | Map-Parcel |
|---|---|---|
| Dale H. Frybarger, et ux<br>904 Lenora Court<br>Nashville, TN 37217 | First Investment Co.<br>P.O. Box 749<br>Columbis, Ohio 43216 | Map 133-8<br>Par. 154 |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of a certain indebtedness to First Investment Company secured by a deed of trust of record in Book 6497, page 202 Register's Office for Davidson County, Tennessee, Valley View Phase II Associates, Ltd., a Tennessee limited partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dale H. Frybarger and wife, Deborah R. Frybarger, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 63 on the Plan of Valley View Terrace Phase Two, of record in Book 5200, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Valley View Phase II Associates, Ltd., a Tennessee limited partnership, by deed from James M. Schulman, of record in Book 6510, page 416, said Register's Office.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record, and the indebtedness to First Investment Company as indicated above.

This is improved property, known as 612/614 Cathy Jo Court, Nashville, Tennessee, 37211.

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

2840 3 248.42

IDENTIFICATION REFERENCE

AUG 5 10 46 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

1

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 hands this the 1st day of August, 1986.

VALLEY VIEW PHASE II ASSOCIATES, LTD.

BY: _____
Ralph Z. Levy, Jr.
General Partner

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Suzanne C. Pugh, a Notary Public in and for said county and state, the within named Ralph Z. Levy, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he, as General Partner of Valley View Phase II Associates, Ltd., a limited partnership, executed the within instrument as such General Partner for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1986.

Commission Expires 1-18-87

_____
NOTARY PUBLIC

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Eighty-Six Thousand Four Hundred Sixteen and 35/100 ($86,416.35) Dollars.

_____
AFFIANT

Subscribed and sworn to before me, this the 1st day of August, 1986.

Commission expires 1-18-87

_____
NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 6940 PAGE 153

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

86416.35- CA.IT.
2419.20 CSTAX
.50 PRFEE
6.00 WDSTD
[redacted]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28403 IDENTIFI REFERENCE

AUG 5 10 46 AM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

VD 2419.20- CSTAX
241.92 CSTAX
CHECK 248.42
6361A08/05/86 BAL .00

No. 279547