ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
B & B Molding Repair and Welding	Same	44-5-223
(NAME) PO Box 188	(NAME)	44-5-221
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tenn. 37138	(STREET ADDRESS)	44-5-222 tb
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7230 PAGE 143

For and in consideration of the sum of Twenty-One Thousand Five Hundred and No/100------
----------($21,500.00)---------- DOLLARS

we, Gerald D. Fridrich and wife, Barbara W. Fridrich, and Mrs. O. M. (Clara) Grace, Jr., (the said Mrs. O.M. (Clara) Grace, Jr. holds a life estate in a portion of the following described property and joins in this conveyance for the transfer of same)

have bargained and sold, and by these presents do transfer and convey unto the said B & B Molding Repair and Welding, a partnership composed of Harry S. Boston and Mark A. Boston,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I: Being Lot No. 224 and the westerly 25 feet of Lot No. 200 on the Map of Rayon City, unrecorded, at Old Hickory. Said Lot No. 224 is described as beginning at a point on the northwesterly margin of Rayon Drive, the northeasterly corner of Lot No. 223, on the recorded Plan of Rayon City, of record in 843, page 13, Register's Office for said County; thence with the northerly line of Lot No. 223, northwesterly 81.2 feet to a point; thence northwesterly 58 feet to a point; thence easterly 46.4 feet to the westerly margin of Rayon Drive; thence with the margin of same, southerly 67.6 feet to the point of beginning. Said westerly 25 feet of Lot No. 200 fronts 25 feet on the southerly side of Bridge Avenue and runs back 105.2 feet on the westerly line and 95 feet more or less on the easterly line, to the northerly line of Lot No. 224, measuring 25 feet thereon. Tract II: Being part of Lot No. 19 on the Plan of Hadley Subdivision, Old Hickory, Tennessee, as of record in Book 547, page 123, Register's Office for said County, and Lot No. 225 on the Map of Rayon City, Old Hickory, Tennessee, not of record, described together according to a survey made by John Wilkes, Civil Engineer, October 13, 1934, as follows: Beginning at a southwest corner of Bridgeway Avenue and Rayon Drive; thence with the southerly margin of Bridgeway Avenue westwardly 127.9 feet to the westerly line of said Lot No. 19; thence with said line southwardly 91.4 feet to a corner of said Lot No. 225, 36 feet more or less, to the northwesterly margin of Rayon Drive, thence with said drive, northeasterly 110.9 feet to the point of beginning.

BEING part of the property conveyed to Gerald D. Fridrich and wife, Barbara W. Fridrich, by three deeds: by Quitclaim deed from O. M. Grace, III of record in Book 4398, page 974, R.O.D.C.T.; by Quitclaim Deed from Deborah Grace Hackett of record in Book 4405, page 262, R.O.D.C.T., and by Quitclaim Deed from Albert H. Hooper, Jr. and wife, Nancy C. Hooper, of record in Book 5911, page 353, Register's Office for Davidson County, Tennessee.

This is improved ( ) unimproved (XX) property, known as Lots 221, 222 and 223 of Map 44.05.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 6th day of May, 1987.

Mrs. O.M. (Clara) Grace Jr.
Mrs. O.M. (Clara) Grace, Jr.

Gerald D. Fridrich
Gerald D. Fridrich

Barbara W Fridrich
Barbara W. Fridrich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GERALD D. FRIDRICH and BARBARA W. 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 6th day of May, 19 87.

My commission expires 3-11-90 Notary Public Glenda B. Bingham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MRS. O.M. (CLARA) GRACE, JR. xxx with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, ~~upon oath~~, acknowledged XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~respectively~~ XXXXXXXXXXXXXXXXXXXXXXXXXX that she, the within named bargainor, XXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

executed the foregoing instrument for the purpose therein contained ~~by signing the name of the corporation by the said~~ XXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX ~~and by the~~ XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of May, 19 87.

Kay Garland Notary Public

Commission expires 11/1/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles F. Frazier, Atty

Sworn to and subscribed before me this 7th day of May, 19 87

My commission expires 11/1/87 Notary Public Kay Garland

This instrument was prepared by:

CHARLES F. FRAZIER, Atty., 300 James Robertson Pky., Nashville, TN 37201

Name | Address

4740 06/08 65.70 CHECK

23780

WARRANTY DEED

FROM

GERALD D. FRIDRICH and wife,
BARBARA W. FRIDRICH, and
MRS. O.M. (CLARA) GRACE, JR.

IDENTIFI REFERENCE

MAY 8 9 13 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

TO

B & B MOLDING REPAIR AND
WELDING

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7230 PAGE 145

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

21500.00- CAMT.
60.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 66.70-
4740A05/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23780

IDENTIFICATION REFERENCE

MAY 8 9 13 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79340