FILE NO. 22956

FILE BOX "7"

BOOK 7569 PAGE 843

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Charlotte Nicholson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 1988

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 1-10-89

(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
CHARLOTTE NICHOLSON (NAME)	BAILEY MORTGAGE COMPANY (NAME)	Map 50-10
3315 Chesapeake Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 22784 (STREET ADDRESS)	Par 75
Nashville, Tn. 37207 (CITY) (STATE) (PO ZIP)	Jackson, Mississippi 39225 (CITY) (STATE) (ZIP)	12D 36157

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, GEORGE P. WARFIELD and STEVE FRIDRICH and GERALD D. FRIDRICH and wife, BARBARA W. FRIDRICH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLOTTE NICHOLSON 4090 06/10 0101 03CHECK 168.90

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 59-B, Zone Lot Division of Lots 8-11, 35-37, 54-62, Section Three, Chesapeake Homes, as of record in Book 5200, page 770, 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 George P. Warfield and Steve Fridrich and Gerald D. Fridrich and wife, Barbara W. Fridrich by deed from Gerald Fridrich and wife, Barbara W. Fridrich and Steve G. G. Fridrich of record in Book 6786, page 138, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CAPITOL MORTGAGE CORPORATION, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH BAILEY MORTGAGE COMPANY.

3825

IDENTIFICATION REFERENCE

JUN 10 2 41 PM '88

Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is unimproved / improved property known as 3315 Chesapeake Circle, Nashville, Tennessee 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 29th day of March, 1988

George P. Warfield
GEORGE P. WARFIELD

Steve G. Fridrich
STEVE G. FRIDRICH

Gerald D. Fridrich
GERALD D. FRIDRICH

Barbara W. 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 GEORGE P. WARFIELD, STEVE G. FRIDRICH, GERALD D. FRIDRICH and wife, 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 29th day of March, 1988.

Glenda S Bingham
Notary Public

Commission Expires 3-11-90

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 _____

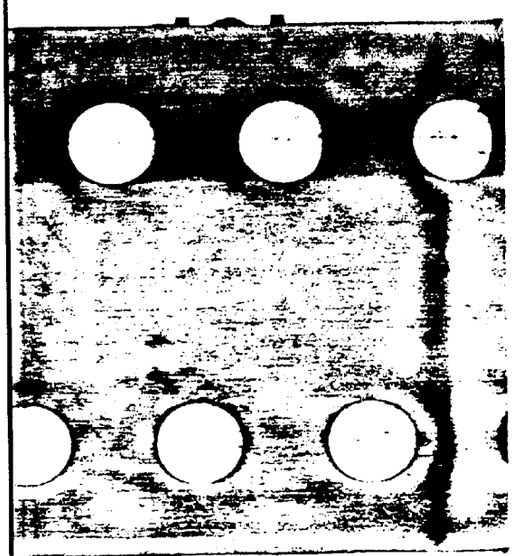
WARRANTY DEED

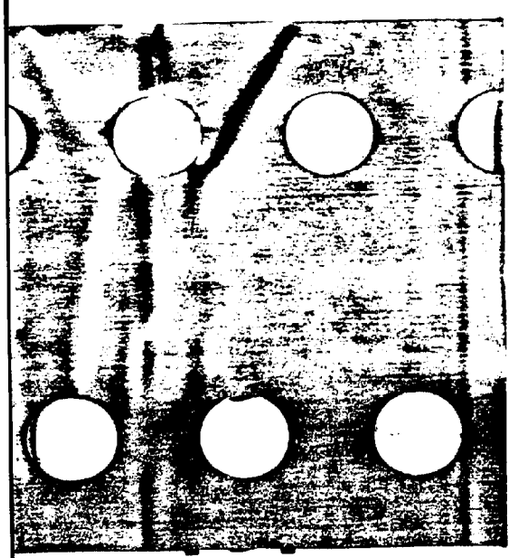
FROM

TO

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7569 PAGE 845

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	58000.00
CON TX	162.40
PRFEE	0.50
WDEED	6.00
TOTAL	168.90
CHECK	168.90

38825

IDENTIF REFERENCE

JUN 10 2 41 PM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

06/10/88 01 14:39 0001 4090

No. 100944