BOOK 7846 PAGE 680

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 19 89.

Notary Public

MY COMMISSION EXPIRES: 11-12-90
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Equity Search, Inc., 2323 Hillsboro Road, Nashville, Tennessee 37212

| NAME | ADDRESS | |
|---|---|---|
| NAME & ADDRESS OF PROPERTY OWNER<br>Rand T. Frederiksen | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES<br>Rand T. Frederiksen | MAP-PARCEL NUMBERS<br>Map 143-02-0 |
| (NAME)<br>589 Harpeth Trace Drive | (NAME)<br>589 Harpeth Trace Drive | <br>Group A |
| (STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, TN 37221 | (STREET ADDRESS)<br>Nashville, Tennessee 37221 | <br>Parcel 064.00 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, **EDMOND DONALD MILLER and wife, BONNIE H. MILLER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAND T. FREDERIKSEN**

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. 64 on the Plan of Phase Three, Harpeth Trace Estates as of record in Plat Book 5200, page 753, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edmond Donald Miller and wife, Bonnie H. Miller by deed from John R. Beesley, III, Trustee as recorded in Book 6318, Page 790, Register's Office of Davidson County, Tennessee.

35020

IDENTIFICATION

May 22 4 13 PM '89

unimproved ( )
This is improved ( X ) property, known as 589 Harpeth Trace Drive Nashville 37221
(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 our hand(s) this 18th day of May, 19 89

Edmond Donald Miller — Bonnie H. Miller

Edmond Donald Miller — Bonnie H. Miller

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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 Edmond Donald Miller and wife, Bonnie H. Miller

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 18th day of May, 1989.

Commission Expires 11-12-90

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

Edmond Donald Miller and wife,

Bonnie H. Miller

TO

Rand T. Frederiksen

**MAIL TO:**

Equity Search, Inc.
2323 Hillsboro Road
Nashville, TN 37212

05/22 0101 03CHECK 1161.50

6667 0598

ATTORNEYS TITLE
A Minnesota Title Company
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

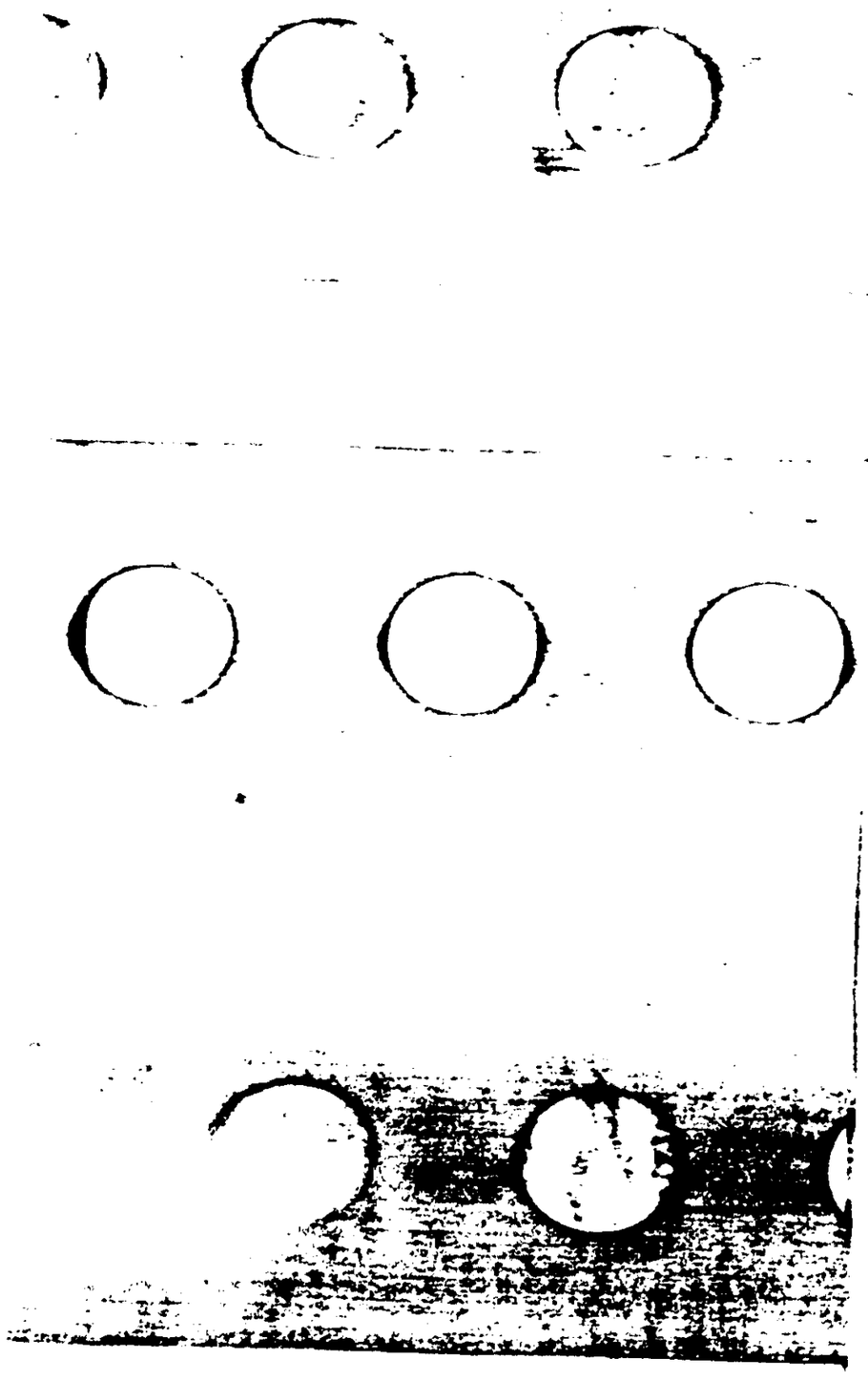
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT
350000.00
CON TX 1155.00
PRFEE 0.50
WDEED 6.00
TOTAL 1161.50
CHECK 1161.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/89 01 16:12 0001 8667



350200

IDENTIFICATION

MAY 22 4 13 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 212055