FILE BOX "7" FILE NO. 25081

BOOK 7896 PAGE 657 FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,674.39

Christine McElrath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 19 89

Janice L. Davis
Notary Public

MY COMMISSION EXPIRES: 4-29-91
(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
CHRISTINE McELRATH	TRUSTBANK SAVINGS FSB	MAP 50-10
(NAME)	(NAME)	
216 Chesapeake Place	P. O. Box 929	PARCEL 64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37207	McLean, Virginia 22101	12D 26419
(CITY) (STATE) (PO 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, STEVE G. FRIDRICH and GERALD D. FRIDRICH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTINE McELRATH

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, beng Lot No. 24A, Zone Lot Division of Lot 28, Section One, and Lots 23-27, Section Two, Chesapeake Homes, of record in Book 6250, page 815, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Sgeve G. Fridrich and Gerald D. Rridrich by Quitclaim Deed from Jackie L. Coffey and Tekita M. Utley, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

8552 07/25 0101 03CHECK 174.31

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 6855, page 572, 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 TRUSTBANK SAVINGS FSB.) The Shared Equity Agreement recorded in Book 6855, page 577, assigned to Lincoln State in Book 6855, page 579.

unimproved
This is improved X property, known as 216 Chesapeake Place, 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 our hands this 13th day of July, 19 89

STEVE G. FRIDRICH

GERALD D. FRIDRICH

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named STEVE G. FRIDRICH and GERALD D. 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 13th day of July, 19 89.

_____ Notary Public

Commission Expires 11-21-92

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

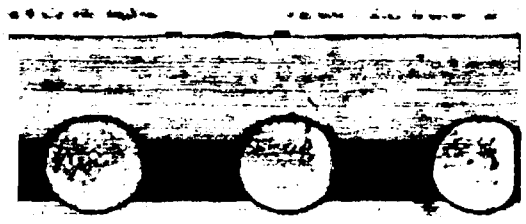
TO

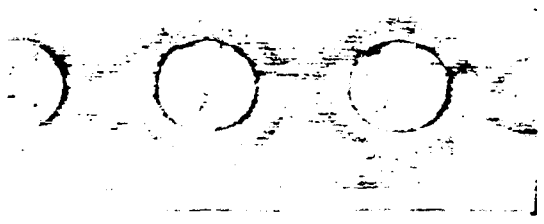
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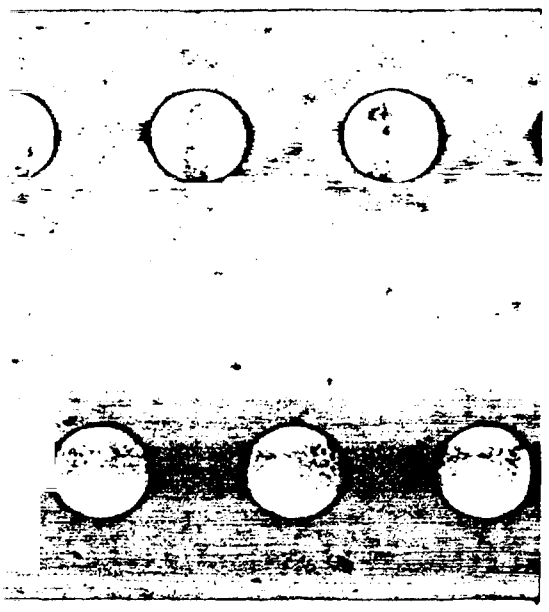
IDENTIFICATION REFERENCE

Jul 25 11 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN







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

RECEIVED OF _____

FOR _____

BOOK 7896 PAGE 659

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

CAMT	50674.39
CON TX	167.31
PRFEE	1.00
WDEED	6.00
TOTAL	174.31
CHECK	174.31

07/25/89 01 11:55 0001 8552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 9 3 9

IDENTIFICATION REFERENCE

JUL 25 11 53 AM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY

No. 232181