FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 147500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1990

Notary Public

MY COMMISSION EXPIRES: 3-3-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN. 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Ann E. Sutton (NAME)	owner at same address (NAME)	104-13-B-87-CO
#95 Richmeade 401 Bowling Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (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, Rand T. Frederiksen and wife, Patricia Frederiksen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann E. Sutton

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:

Being Site No. 87 (also known as Unit #95) as shown on the plan of Richmeade Place, Section 6, as of record at Book 5210, page 357 Register's Office for Davidson County, TN., to which reference is hereby made and the same incorporated herein for a complete description of said property.

Being all the same property conveyed to Rand T. Frederiksen by deed at Book 6404, page 908, said Register's Office.

This conveyance is subject to 1990 property taxes; limitations shown on said plan at Book 5210, page 357; Declaration of the Covenants, Conditions and Restrictions at Book 4941, page 637, as amended at Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628; Charter at Book 4942, page 633; and By-Laws at Book 4941, page 685, amended at Book 4941, page 689, Book 5036, page 340, and Book 5213, page 945, all recording references to said Register's Office.

The said Patricia Frederiksen joins herein for the sole purpose of conveying any and all right, title and interest she has or may have in the above described property by virtue of her marriage to the said Rand T. Frederiksen.

~~unimproved~~ This is improved (X) property, known as #95 Richmeade, 401 Bowling Ave., Nashville, TN 37205
(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 1st day of March, 1990

Rand T. Frederiksen

Rand T. Frederiksen

Patricia Frederiksen

Patricia Frederiksen

STATE OF TENNESSEE }
Davidson County }

BOOK 8056 PAGE 159

Personally appeared before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Rand T. Frederiksen and wife, Patricia Frederiksen

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 1st day of March, 1990, 19____.

Marbut Glenn Gaston Notary Public

Commission Expires 3-3-92

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

Rand T. Frederiksen and wife, Patricia Frederiksen

TO

Ann E. Sutton

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

07618

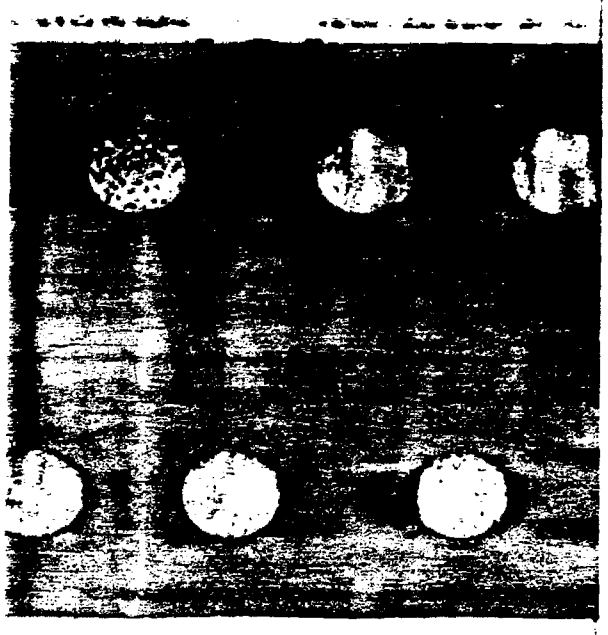
IDENTIF. REFERENCE

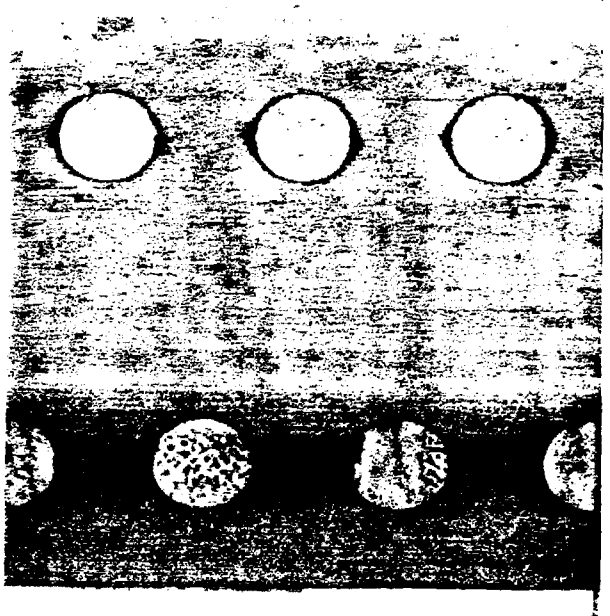
MAR 2 10 09 AM '90

DAVIDSON COUNTY TN.

RUSH

8699 03/02 0101 03CHECK 493.75





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8056 PAGE 160

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

CAMT 147500.00
CON TX 486.75
PRFEE 1.00
RUFEE 6.00
TOTAL 493.75
CHECK 493.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/90 01 10:09 0001 8699

07618

IDENTIF. TREFERENCE

MAR 2 10 09 AM '90

DAVIDSON COUNTY TN.

No. 297211