FILE BOX 38 FILE #9394

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 8094 PAGE 462

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVE G. FRIDRICH	NEW OWNER	MAP 116-7
(NAME)	(NAME)	
400 Sunnyside Drive		PARCEL 14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		BM3955
(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, JANE STEINBAUGH POWELL, Devisee under the Last Will and Testament of Donald F. Steinbaugh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE G. FRIDRICH, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. B on the Plan of Resubdivision of Lot Nos. 20-23 & the Southerly 50 feet of Lot No. 24 on the unrecorded plan of Honeywood Subdivision as of record in Plat Book 5200, page 324, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Donald F. Steinbaugh, unmarried, by deed from Ronald Gobbell, Trustee, of record in Book 5795, page 410, said Register's Office. Donald F. Steinbaugh has since died and devised subject property to Jane Steinbaugh Powell by Will of record in Will Book 169, page 41, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 324, said Register's Office.

3933 04/24 0101 03CHECK 691.75

2 1 1 7 4

IDENTIF. TREFERENCE

APR 24 10 21 AM '90

DAVIDSON COUNTY T.N.

unimproved ( )
This is improved (XX) property, known as 400 Sunnyside Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of April, 19 90

Jane Steinbaugh Powell

JANE STEINBAUGH POWELL, Devisee under the
Last Will and Testament of Donald F. Steinbaugh

STATE OF TENNESSEE
COUNTY OF Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

~~JANE STEINBAUGH POWELL, Devisee under the Last Will and Testament of Donald F. Steinbaugh~~ with whom I am personally acquainted, and who acknowledged that ~~she~~ executed the ~~within~~ instrument for the purposes therein contained.

Witness my hand at office, this 20th day of April 19 90.

My commission expires 1/23/93 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 90.

MY COMMISSION EXPIRES: 1/23/93 [AFFIX SEAL]

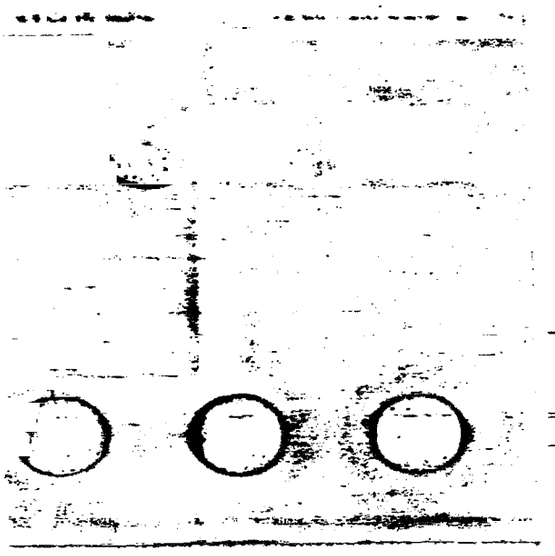
Notary Public

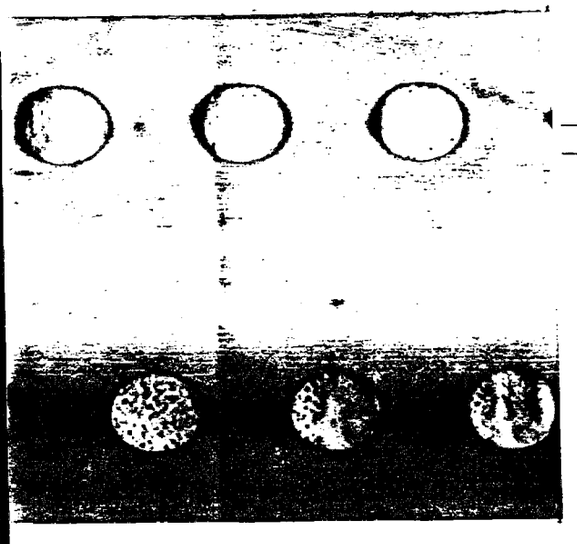
WARRANTY DEED

FROM JANE STEINBAUGH POWELL, Devisee ~~under the Last Will and Testament~~ of Donald F. Steinbaugh

TO STEVE G. FRIDRICH

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 8094 PAGE 464

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	
				207500.00
			CON TX	684.75
			PRFEE	1.00
			WDEED	6.00
			TOTAL	691.75
			CHECK	691.75
04/24/90	01		10:19 0001	3933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21174

IDENTIF. REFERENCE

APR 24 10 21 AM '90

DAVIDSON COUNTY TN.

No. 313007