6448
99-980880-8

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,900.00

Jacqueline D. Frye
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 19 90.

Rhonda J. Whitesell
Notary Public

MY COMMISSION EXPIRES: 9-25-93

(AFFIX SEAL)

BOOK 8119 PAGE 114

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline D. Frye (NAME)	Fidelity Federal Savings & Loan (NAME)	60-11-A-79
2644 Pine Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Craftech Homes, a Tennessee partnership comprised of Nelson C. Andrews Carter Andrews and Frank Andrews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline D. Frye, unmarried

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. 21, Section Two, Pine Ridge, of record in Plat Book 6900, page 484, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 26.50 feet on the northerly side of Pine Ridge Drive and runs back on the easterly lot line 123.47 feet and on the westerly lot line 94.00 feet to a line in the rear which measures 94.87 thereon.

Being the same property conveyed to Craftech Homes, A Tennessee partnership comprised of Nelson C. Andrews, Carter Andrews and Frank Andrews by deed from Carter Andrews as of record in Book 6991, page 179, said Register's Office.

This conveyance is made subject to:
The Plan of record in Book 6900, page 484, said Register's Office, shows an Owner's Certificate, a 10 foot public utility and drainage easement on the westerly and rear lot line containing a 8" sewer line , a 2.5 X 30 foot anchor easement on the southwesterly front corner and a 20' TYP on the front and rear lot lines 10 foot on westerly line and 5 foot on the easterly. Declaration of Covenants, Conditions, and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7109, page 1, Section II, Book 7396, page 837, By-Laws in Book 7108, page 22, said Register's Office. Office.

This is unimproved (XX) improved ( ) property, known as 2644 Pine Ridge Drive, 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 seised 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 his hand this 25th day of May, 19 90

Craftech Homes, a Tennessee partnership
By: Frank Andrews
Frank Andrews Partner

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Frank Andrews

_____

_____

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 Partner _____ of the Craftech Homes, a Tennessee Partnership, and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal at Nashville, Tenn., this 25th day of May, 19 90.

_____ Notary Public

Commission Expires 7/24/92

29717

WARRANTY DEED

FROM
Craftech Homes

TO
Jacqueline D. Frye, unmarried

IDENTIF. REFERENCE

MAY 30 3 07 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

1947.72 MORTGAGE TAX 30.00 CHECK 035730

(continuation)
Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 3984, page 723, said Register's Office.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 8119 PAGE 116

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 56900.00
CON TX 187.77
PRFEE 1.00
WDEED 6.00
TOTAL 194.77
CHECK 194.77
05/30/90 01 15:05 0001 5809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29717

IDENTIF. REFERENCE

MAY 30 3 07 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323205