Box 8

BOOK 8270 PAGE 472

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (CD) (Title No: 30561)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 110,000.00

Valorie J. Fritsche
Affiant

Sworn and subscribed before me this
4th day of January, 1991.

Christ Wilkinson
Notary Public

My Comm. Expires: Oct 2, 1991

ADDRESS NEW OWNER:
Valorie J. Fritsche
1513 Eller Drive
Nashville, TN

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
9D 79101, 414-12-B-80

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ben R. Rechter, and spouse Joan R. Rechter,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Valorie J. Fritsche and Thomas P. Corley,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Phase 4, Southampton, of record in Book 6250, Page 565, Register's Office for said County.

Said Lot No. 75 fronts 70.00 feet on the easterly margin of Eller Drive and extends back 170.98 feet on the northerly line and 247.35 feet on the southerly line to a dead line in the rear, measuring 131.99 feet thereon.

Being the same property conveyed to C. Lee Harrison and Ben R. Rechter by deed from Harrison Development Company, of record in Book 7665, Page 509, and to Ben R. Rechter by deed from C. Lee Harrison of record in Book 7958, Page 503, said Register's Office.

This conveyance is subject to Covenants, Conditions and Restrictions of record in Book 6120, Page 450, Book 6231, Page 63, and Book 6624, Page 569, said Register's Office, and to all matters shown on the referenced Plan.

This instrument is executed on behalf of Ben R. Rechter and Joan R. Rechter by William F. Henderson as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

8 3 9 3 3

IDENTIF. REFERENCE

JAN 7 12 39 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

This is improved property, known as: 1513 Eller Drive, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of January, 1991.

William F. Henderson

Ben R. Rechter, By: William F. Henderson, Atty-In-Fact

William F. Henderson

Joan R. Rechter, By: William F. Henderson, Atty-In-Fact

3034 01/07 0101 03CHECK 370.00

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ben R. Rechter and Joan R. Rechter

TO: Valorie J. Fritsche and Thomas P. Corley

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William F. Henderson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ben R. Rechter and Joan R. Rechter**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of January, 1991.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Oct 9, 1991

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

William F. Henderson, Affiant

Sworn to and subscribed before me this

4th day of January, 1991.

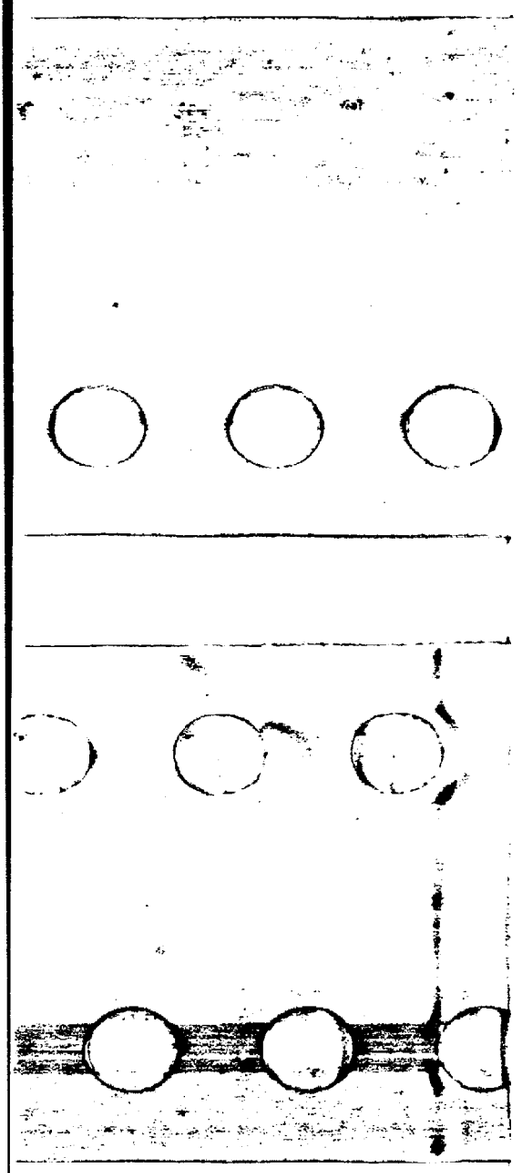
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8270 PAGE 474

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 110000.00
				CON TX 363.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 370.00
				CHECK 370.00
01/07/91	01			12:38 0001 3034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83933

IDENTIF. REFERENCE

JAN 7 12 39 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 386934