File 10229A File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 8418 PAGE 281

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. R. CLEMENTS, III (NAME)	NEW OWNERS (NAME)	Map 116-7
400 Sunnyside Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 14
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. BM3955

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, STEVE FRIDRICH CONSTRUCTION CO., INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. R. CLEMENTS, III AND WIFE, ELIZABETH M. CLEMENTS

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. 21-23 and the southerly 50 feet of Lot No. 24 as shown 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 Steve G. Fridrich, unmarried by deed from Jane Steinbaugh Powell, Devisee under the Last Will and Testament of Donald F. Steinbaugh of record in Book 8094, page 462, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 5200, page 324, said Register's Office.

383442

AUG 12 9 40 AM '91

3715 08/12 0101 03CHECK 2523.00

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 6th day of August, 1991.

STEVE FRIDRICH CONSTRUCTION CO., INC.
By: Steve G. Fridrich

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve G. Fridrich

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of STEVE FRIDRICH CONSTRUCTION CO., INC 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 6th day of August, 19 91.

My commission expires 1-22-95 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 1991.

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
STEVE FRIDRICH CONSTRUCTION CO., INC.

TO
C. R. CLEMENTS, III AND WIFE, ELIZABETH M. CLEMENTS

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 8418 PAGE 283

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	680000.00
CON TX	2516.00
PRFEE	1.00
WDEED	6.00
TOTAL	2523.00
CHECK	2523.00

08/12/91 01 09:42 0001 2715

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38342

IDENTIFICATION

Aug 12 9 40 AM '91

No. 449275