File 10229 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 8418 PAGE 284
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVE FRIDRICH CONSTRUCTION CO., INC. (NAME)	NEW OWNER (NAME)	Map 116-7
2909 Poston Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 115
Nashville TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. BM 3970

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, C. RUNCIE CLEMENTS, III AND WIFE, ELIZABETH M. CLEMENTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE FRIDRICH CONSTRUCTION, CO., INC.

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. 5 on the Plan of Massey-Clements Subdivision, as of record in Plat Book 4175, page 146, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to C. Runcie Clements, III and wife, Elizabeth M. Clements by deed from James O. Perkins and Patricia Warterfield Perkins of record in Book 3927, Page 262, and by deed from Don J. Massey and wife, Yvonne W. Massey of record in Book 4456, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Taxes for 1991, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 4175, page 146 , said Register's Office.

[illegible] 08/12 0101 03CHECK 858.00

30343

[illegible] Aug 12 9 40 AM '91

unimproved XX This is improved ( ) property, known as 204 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, 19 91

C. Runcie Clements III
C. RUNCIE CLEMENTS, III

Elizabeth M. Clements
ELIZABETH M. CLEMENTS

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. RUNCIE CLEMENTS, III AND WIFE, ELIZABETH M. CLEMENTS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 6th day of August, 1991.

My commission expires 1-22-95 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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

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 C. RUNCIE CLEMENTS, III AND WIFE, ELIZABETH M. CLEMENTS

TO STEVE FRIDRICH CONSTRUCTION, CO., INC.

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 _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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 230000.00

CON TX 851.00

PRFEE 1.00

WDEED 6.00

TOTAL 858.00

CHECK 858.00

08/12/91 01 09:42 0001 2716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38343

IDENTIFICATION

Aug 12 9 40 AM '91

No. 449276