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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Michael G. Frankich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: Sept. 25, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Trust, Inc., Suite 210, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Frankich	Same	MAP 133-11
(NAME)	(NAME)	
3831 Valley Ridge Road		PARCEL 173
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		6DA80415
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Frank M. Kirchner and wife, Jane B. Kirchner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael G. Frankich and wife, Nancy A. Frankich

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. 220, on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for said County.

Said Lot No. 220 fronts 74.48 feet on the westerly margin of Valley Ridge Drive and runs back 219.43 feet on the northerly side and 185.04 feet on the southerly side to a dead line in the rear on which it measures 106.14 feet.

Being the same property conveyed to Frank M. Kirchner and wife, Jane B. Kirchner by deed from Jack Green and wife, Gladys L. Green of record in Book 5280, page 722, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3770, page 214 said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

38537

IDENTIFICATION
Aug 12 1 47 PM '91

unimproved ( )
This is improved (X) property, known as 3831 Valley Ridge Road, Nashville, Tennessee 37211
(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 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 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 our hand s this 8th day of August, 19 91

Frank M. Kirchner
Frank M. Kirchner

Jane B. Kirchner
Jane B. Kirchner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank M. Kirchner and wife, Jane B. Kirchner

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of August 1991

Commission expires Sept. 28, 1993

Notary Public

STATE OF TENNESSEE
COUNTY OF....

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

2951 08/12 0101 03CHECK 291.00

WARRANTY DEED

FROM

Frank M. Kirchner and wife, Jane B. Kirchner

TO

Michael G. Frankich and wife, Nancy A. Frankich

RETURN TO:

American Title and Trust, Inc.
Suite 210, 392 Harding Place
Nashville, TN 37211

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
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 77000.00
				CON TX 284.90
				PRFEE 1.00
				WDEED 6.00
				TOTAL 291.90
				CHECK 291.90
			08/12/91 01	13:49 0001 2951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

385377

IDENTIFICATION REFERENCE

AUG 12 1 47 PM '91

No. 449510