BOOK 8457 PAGE 426

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 91

_____
Notary Public

MY COMMISSION EXPIRES: November 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick A. Fretter	Atlantic Coast Mortgage Company	15DZ 21360
(NAME)	(NAME)	
1448 McAlpine Avenue	12700 Fair Lakes Circle	72-4-305
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Fairfax, VA 22033	
(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, Margaret Lorene Roberts, Executrix of the Estate of Margaret Lorene Whitaker, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick A. Fretter and wife, Wendy E. Fretter

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. 6, Block "D", on the Map of Country Club Estates of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the southwesterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Charles S. Whitaker and wife, Lorene Whitaker, by deed from Veatrus Reid of record in Book 1160, page 133, Register's Office for Davidson County, Tennessee. The said Lorene Whitaker having since died testate, with the said Charles S. Whitaker having predeceased her. The Last Will and Testament of Margaret Lorene Whitaker (being one and the same person as Lorene Whitaker) authorized Margaret Lorene Roberts, Executrix , to convey subject property pursuant to Letters Testamentary filed in the Probate Court of Davidson County, Tennessee on March 8, 1991.

5.1986

IDENTIFICATION REFERENCE

OCT 3 2 34 PM '91

unimproved ( )
This is improved (X) property, known as 1448 McAlpine Avenue, Nashville, Tennessee 37216
(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 my hand this 30th day of September, 19 91

Margaret Lorraine Roberts
Margaret Lorene Roberts, Executrix

Rick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned BOOK 8457 PAGE 427, a Notary Public in and for said County and State, the within named Margaret Lorene Roberts, Executrix,

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of September, 1991.

Commission expires November 26, 1994

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 _____ 18_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Margaret Lorene Roberts

TO

Rich A. Fratter and wife, Wendy E. Fratter

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

0108 10/03 0101 CHECK 284.50

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



RECEIVED OF _____

FOR _____

BOOK 8457 PAGE 428

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 6.00
TOTAL 284.50
CHECK 284.50

10/03/91 01 14:35 0001 010E

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1986.

IDENTIFICATION REFERENCE

OCT 3 2 34 PM '91

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

No. 464917