WARRANTY DEED

50-10
194

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 8461 PAGE 362

THIS INDENTURE, made and entered into this 6th day of Sept., 1991, by and between Steve G. Fridrich and Gerald D. Fridrich and wife, Barbara W. Fridrich, the parties of the first part, and SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., his successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

BEING Lot No. 24B, Zone Lot Division of Lots 23-27, Section Two, Chesapeake Homes and Lot 28, Section One, Chesapeake Homes, of record in Book 6250, page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. This being the same property conveyed to the party of the first part in Deed of record in Book 7271, Page 420, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said parties of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered except as to an encumbrance evidenced by a deed of trust originally executed to Tim N. Taylor, Trustee dated March 10, 1986, for Zenardra V. Hatcher and husband, Lowery A. Hatcher, Gerald D. Fridrich and wife, Barbara W. Fridrich, and Steve G. Fridrich to secure the payment of a note of even date therewith in the principal sum of $51,796.00 which deed of trust is recorded in Book 6806, Page 608, and re-recorded in Book 6818, Page 382, in the office of Register of Deeds, Davidson County, Tennessee, and which deed of trust was validly assigned to the Government National Mortgage Association, Washington, D.C. and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

5.3308

IDENTIFICATION REFERENCE

OCT 10 9 24 AM '91

PREPARED BY
LARRY A. WEISSMAN
ATTORNEY AT LAW
5118 PARK S. 127
MEMPHIS, TN 38117
(901) 763-2134

THE CONSIDERATION for this conveyance is as follows: One Dollar ($1.00) cash in hand to first party paid and other good and valuable considerations to first party passing, the receipt of all of which is hereby acknowledged. BOOK 8461 PAGE 363

WITNESS THE signatures of the parties of the first part the day and year first above written.

STEVE G. FRIDRICH

GERALD D. FRIDRICH

BARBARA W. FRIDRICH

STATE OF TENNESSEE)

COUNTY OF Davidson)

On this 6 day of September, 1991, before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Steve G. Fridrich and Gerald D. Fridrich and wife, Barbara W. Fridrich, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My commission expires:

1-23-94

Property Address: 218 Chesapeake, Nashville, TN
Mail Tax Bills To: Secretary of Housing, 251 Cumberland Bend Drive, Nashville, TN 37229
Prepared By & REturn To: Larry A. Weissman, Attorney at Law, 5118 Park Ave., #127
Memphis, TN 38117

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $49,976.09, which amount is equal to or greater than the amount which the property tranferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 4th day of October, 1991.

1658 10/10 0101 03CHECK 6.00

Notary Public

My commission expires: My Commission Expires Apr. 11, 1993

FC 91160 - Fridrich #310735