THIS INSTRUMENT PREPARED BY:

R. Don Barnes, Jr.
1025 Sixteenth Avenue South
Suite 304
Nashville, Tennessee 37212

9342 12/04 0101 03CHECK 158.00

Mary L. Braughton
7875 Highway 100
Nashville, Tennessee 37221

TO:
(New Owner)
Lynn and Patricia Fredericksen
509 Trace Creek Road
Nashville, Tennessee 37221

MAP: 156

PARCEL: 78

SEND TAX BILLS TO SAME

DEC 4 12 29 PM '91

6.6.7.5.3

WARRANTY DEED

For and in consideration of the sum of FORTY THOUSAND AND NO/100 ($40,000.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Mary L. Braughton, an unmarried person, the Grantor herein; has bargained and sold and by these presents does convey unto Lynn and Patricia Fredericksen, Grantees herein, their successors and assigns, the following described property:

LAND in the 9th, formerly the 14th, Civil District of said County and State, being Lot No. 10 on the unrecorded plan of the Harpeth Heights, Section 3, described according to a survey made by Hal R. Swann, Jr., Surveyor, September 21, 1963, as follows:

Beginning at an iron pin at the southwest corner of Highway No. 100 and Trace Creek Drive; thence with the southerly margin of said Highway, westwardly 146 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwardly 300 feet to an iron pin; thence eastwardly 146 feet to the westerly margin of said Drive; thence with same, northwardly 300 feet to the beginning.

BEING the same real property conveyed to Jesse L. Braughton and wife, Mary L. Braughton, by deed from Mae L. Marlin, of record in Book 4459, Page 846, Register's Office for said County, the said Jesse L. Braughton since having died and having left all of his right, title and interest in and to said property to the said Mary L. Braughton.

THIS CONVEYANCE is made subject to 100-foot building setback line as shown on survey of Harpeth Heights, Section 3, made by Hal R. Swann, Jr., September 21, 1963; and to restrictive covenants of record in Bood 4267, Page 163, said Register's Office.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. Mary L. Braughton does covenant with the Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except for the 100-foot building setback line as shown on the survey for the above described property subject to which this conveyance is made. Mary L. Braughton does further covenant and bind herself and her successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Grantor makes oath that the actual consideration for this conveyance or fair value of the property, whichever is greater, is $40,000.00.

IN WITNESS WHEREOF, Mary L. Braughton executed this document on this the 26th day of September, 1991.

Mary L. Braughton

Mary L. Braughton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of September, 1991, before me the undersigned, a Notary Public in and for said State and County, appeared Mary L. Braughton, to me known (or proved to me on the basis of sufficient evidence) to be Mary L. Braughton, and who acknowledged that she executed the same as the free act and deed.

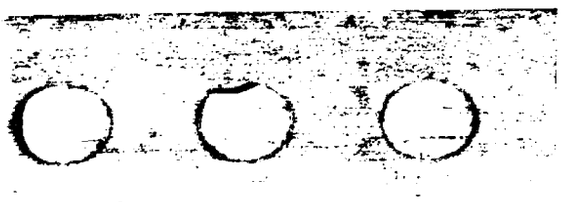
Witness my hand and seal at office on the day and date above written.

Lynne S. Kelso
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 24, 1994

LYNNE S. KELSO NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 1991.
Deputy Register



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

RECEIVED OF _____

FOR _____

BOOK 8500 PAGE 765

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	9.00
TOTAL	158.00
CHECK	158.00

12/04/91 01 12:27 0001 9342

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.67.93

TENANT REFERENCE

DEC 4 12 24 PM '91

No. 481910