THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $43,363.33.

Susan Arruda
Affiant

Subscribed and sworn to before me this 20th day of December, 1991.

Notary Public

My Commission Expires: 1-22-95

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
FRAZIER RIDDELL and SUSAN ARRUDA 186 Chamberlain Street Nashville, Tennessee 37209	CITYFED MORTGAGE COMPANY 30 Warder Street Springfield, Ohio 45501	MAP 104-1 PARCEL 124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THREE THOUSAND THREE HUNDRED SIXTY THREE AND 33/100 ($43,363.33) DOLLARS,

(a) of which THREE THOUSAND AND 00/100 ($3,000.00) DOLLARS has been paid in cash by the hereinafter named Grantees, the receipt of which the Grantors herein hereby acknowledge, and

(b) of which THIRTY NINE THOUSAND THREE HUNDRED SIXTY THREE AND 33/100 ($39,363.33) DOLLARS, Grantees have this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $40,949.00, payable to CityFed Mortgage Company and secured by Deed of Trust of record in Book 6868, page 527, Register's Office for Davidson County, Tennessee, and

(c) for the balance of ONE THOUSAND AND NO/100 ($1,000.00) DOLLARS, the Grantees herein have this day executed a Promissory Note payable to the Grantors with no interest due and payable on December 20, 1992.

We, **DAVID THOMAS BIDDISON and BETH VIRGINIA WILLIAMS, both unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **FRAZIER RIDDELL and SUSAN ARRUDA, both unmarried, as Joint Tenants With Rights of Survivorship,** 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:

BEING Lot No. 38 of Block 26 on the Map of Plummer Place, as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 50.0 feet on the easterly side of 38th Avenue, North and runs back between parallel lines, 150.0 feet to an alley.

BEING the same property conveyed to David Thomas Biddison and Beth Virginia Williams, both unmarried, by deed from James G. Rockmore and wife, Victoria Lynn Rockmore, of record in Book 7747, page 456, Register's Office for Davidson County, Tennessee.

This is improved property known as 186 Chamberlain Street, Nashville, Tennessee 37206.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Plummer Place, of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust in favor of CityFed Mortgage Company of record in Book 6868, page 527, Register's Office for Davidson County, Tennessee, which Grantees have agreed to assume and pay the unpaid balance of the Note secured by said Deed of Trust.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 20th day of December, 1991.

David Thomas Biddison
DAVID THOMAS BIDDISON
by Steven L. Garner

Beth Virginia Williams
BETH VIRGINIA WILLIAMS
by Steven L. Garner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN L. GARNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID THOMAS BIDDISON, and acknowledged that he executed the same as the free act and deed of the said DAVID THOMAS BIDDISON.

WITNESS my hand and seal this 20th day of DECEMBER, 1991.

Notary Public

My Commission Expires:
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
3-23-94

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JAN 8 9 58 AM '92

IDENTIFICATION REFERENCE

7.5 | 5.5.

01/08/92 01:03PM 03CHECK 167.44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN L. GARNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BETH VIRGINIA WILLIAMS, and acknowledged that she executed the same as the free act and deed of the said BETH VIRGINIA WILLIAMS.

WITNESS my hand and seal this 20th day of DECEMBER, 1991.

Notary Public

My Commission Expires:
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
3-23-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8524 PAGE 189

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 43363.33
CON TX 160.44
PRFEE 1.00
WDEED 6.00
TOTAL 167.44
CHECK 167.44

01/08/92 01 09:59 0001 5130

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:51 55.

IDENTIFICATION REFERENCE

JAN 8 9 58 AM '92

FELIX Z. WILSON, II

No. 491559