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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31570)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
...actual consideration or value, whichever is greater, for this transfer is: $217000.00

Affiant

Sworn and subscribed before me this 14th day of February, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CHRISTY WILKINS IVEY

ADDRESS NEW OWNER:
James M. Frith
4311 Esteswood Drive
Nashville, TN 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
130-8-10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William L. Kline and spouse, Sue B. Kline,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Frith and spouse, Emily M. Frith,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of Esteswood Estates, of record in Book 1835, page 101, Register's office for said County.

SAID Lot No. 17 fronts 150 feet on the westerly margin of Esteswood Lane and extends back 252.6 feet on the northerly line and 252.3 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon.

BEING the same property conveyed to William L. Kline and wife, Sue B. Kline by deed from Mary Elizabeth Oakley, a widow of record in Book 4891, page 927, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 1850 Page 17 said Register's Office, and to the matters set forth in the referenced Plan of record.

8525 8: IDENTIFI REFERENCE FEB 19 12 54 PM '92 DAVIDSON COUNTY, TN

2397 02/19 0101 03CHECK 809.90

This is improved property, known as: 4311 Esteswood Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of February, 1992.

William L. Kline
William L. Kline

Sue B. Kline
Sue B. Kline

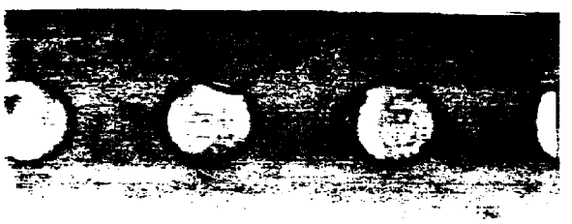
State of Tennessee
County of Davidson

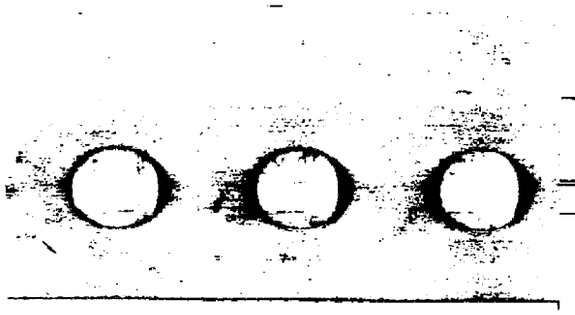
On this 14th day of February, 1992, before me the undersigned authority, personally appeared William L. Kline and Sue B. Kline, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

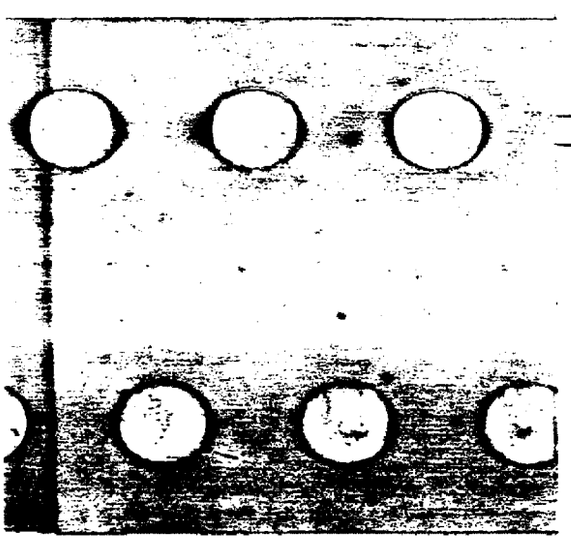
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE CHRISTY WILKINS IVEY

My Commission Expires: Sept 16, 1995

Notary Public







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	
				217000.00
			CON TX	802.90
			PRFEE	1.00
			WDEED	6.00
			TOTAL	809.90
			CHECK	809.90
02/19/92	01		12:54 0001	2397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5.2.5 8.

IDENTIFICATION REFERENCE

FEB 19 12 54 PM

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 502956