BOOK 8820 PAGE 475

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $177,500.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 1992.

Notary Public

My Commission expires:

Bk 44

This instrument prepared by:
George V. Crawford
GULLETT, SANFORD, ROBINSON & MARTIN
P. O. Box 198888
230 Fourth Avenue North
Nashville, TN 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Number
Ivor H. Fredrickson and wife,	NationsBanc Mortgage Corp.	
Susan Fredrickson	P. O. Box 105076	130-02-067
108 Pembroke Avenue	Atlanta, Georgia 30348-5076	7DZ 29705
Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **E. MASON RUDOLPH, II AND WIFE, KELLY C. RUDOLPH**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **IVOR H. FREDRICKSON AND WIFE, SUSAN FREDRICKSON**, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 96 and the southerly 15 feet of Lot No. 95 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 and part of Lot No. 95 adjoin and fronts together 75 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to E. Mason Rudolph, II and wife, Kelly C. Rudolph, by deed from Michael Allen Hartley and wife, Margery Lynn Hartley, of record in Book 7937, page 346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5420, page 852, Register's Office for said County.

This is improved property known as 108 Pembroke Avenue, Nashville, TN 37205.

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 further covenant and bind ourselves, our heirs and assigns, 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 our hand this 18th day of December, 1992.

E. Mason Rudolph, II

Kelly C. Rudolph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **E. MASON RUDOLPH, II**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 18th day of December, 1992.

Notary Public

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **KELLY C. RUDOLPH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 1992.

Notary Public

My Commission Expires: 9-21-96

7.5.9.4.6.

IDENTIFICATION REFERENCE

Dec 22 8 40 AM '92

DAVIDSON COUNTY, TN

4225 12/22 0101 03CHECK 665-75

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	177500.00
			CON TX	656.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	665.75
			CHECK	665.75
12/22/92	01		08:39 0001	4225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5946.

IDENTIFT REFERENCE

DEC 22 8 41 AM '92

DAVIDSON COUNTY, TN

No. 603380