BOOK 9236 PAGE 733 6c422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January 19 94

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 28, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID A. FRUEAUFF (NAME)	LEADER FEDERAL BANK FOR SAVINGS (NAME)	141-12-B-42GO
1216 BRENNER DRIVE (ADDRESS)	P. O. BOX 2926 (ADDRESS)	09D-78603
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERRY P. LUCIANOVIC AND WIFE, FREIDA S. LUCIANOVIC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. FRUEAUFF, AN UNMARRIED PERSON

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:

LAND in Davidson County, Tennessee, being Lot No. 35, on the Plan of Phase 3, Southampton, of record in Book 5200, pages 689 and 690, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jerry P. Lucianovic, an unmarried person, by deed from CCM HOMES, A Joint Venture Composed of Eugene T. Collins and Patricia A. Collins, of record in Book 7311, page 10, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 3, Southampton, as said areas are set forth and defined in Restrictions of record in Book 6120, page 450 and Book 6231, page 63; and By-Laws of record in Book 6355, page 517; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Freida S. Lucianovic, wife of Jerry P. Lucianovic, joins in to convey any interest she may have by her marital status in subject property.

This instrument is executed on behalf of Jerry P. Lucianovic and wife, Freida S. Lucianovic, by Joan A. Cothran, as their Attorney-in-Fact, pursuant to a Power of Attorney, which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated January 12, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South, Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 1216 BRENNER DRIVE, NASHVILLE, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do further covenant and bind ourselves, our 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. 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 31st day of January 19 94

Jerry P. Lucianovic By Joan A. Cothran
JERRY P. LUCIANOVIC, BY: JOAN A. COTHRAN, ATTORNEY-IN-FACT

Freida S. Lucianovic By Joan A. Cothran
FREIDA S. LUCIANOVIC, BY: JOAN A. COTHRAN, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9236 PAGE 734

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan A. Cothran, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Jerry P. Lucianovic and wife, Freida S. Lucianovic, as their Attorney-in-Fact, as the free act and deed of the within named Jerry P. Lucianovic and wife, Freida S. Lucianovic.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 1994.

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

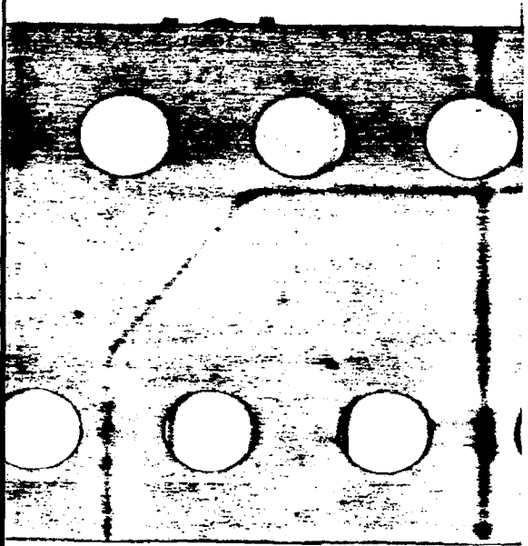
94 FEB -1 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

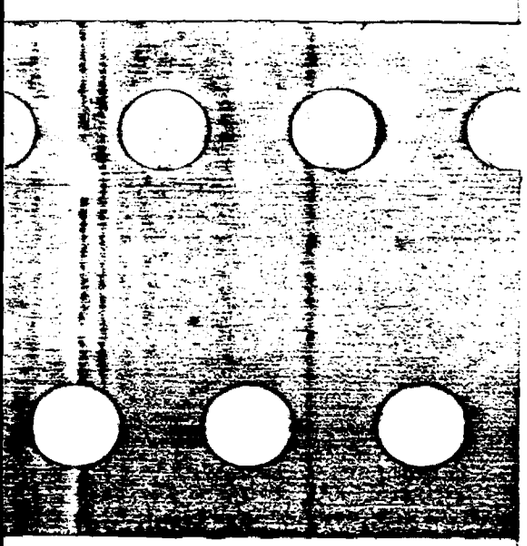
0921 02/01 0101 03CHECK

IDENTIF. & REFERENCE

131431

471.13





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

RECEIVED OF _____

FOR _____

BOOK 9236 PAGE 735

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

CANT
124900.00
CON TX 462.13
PRFEE 1.00
MDEED 8.00
TOTAL 471.13
CHECK 471.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/01/94 01 13:48 0001 0921

13431
IDENTIF. ↑ REFERENCE

94 FEB -1 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751915