File 12296 File Box 38 (First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 9264 PAGE 859

George E. Mudter, Jr., Atty.
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BARRY EVAN FRIEDMAN (NAME)	NEW OWNER (NAME)	Map 116-4
900 Clearview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 93
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA5960

FOR AND IN 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, ESTATE OF GORDON S. DICKERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARRY EVAN FRIEDMAN AND MARTHA JANE CLEVELAND, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lots Nos. 70 and 71 on the Plan of Clearview, as of record in Plat Book 843, page 8, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Estelle Crandall Dickerson by deed from Frances Potter Ralston and husband, George A. Ralston of record in Book 1011, page 199, said Register's Office. Estelle Crandall Dickerson has since died and devised said property to Gordon S. Dickerson by Will of record in Will Book 142, page 438, Probate Court for Davdison County, Tennessee. Gordon S. Dickerson has subsequently died.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5625, page 143; and (3) All matters appearing on the Plan of record in Plat Book 843, page 8, said Register's Office.

22946

IDENTIFICATION REFERENCE

94 MAR -2 AM 11:01

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX property, known as 900 Clearview Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 25th day of February, 19 94

J. L. Thompson, III, Executor

J. L. THOMPSON, III, EXECUTOR
OF THE ESTATE OF GORDON S. DICKERSON

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. L. THOMPSON, III, EXECUTOR OF THE ESTATE OF GORDON S. DICKERSON 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 25th day of February, 19 94

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of February, 19 94

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ESTATE OF GORDON S. DICKERSON

TO BARRY EVAN FRIEDMAN AND MARTHA JANE CLEVELAND

5591 03/02 0101 CHECK 1026.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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
				275000.00
				CON TX 1017.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1026.50
				CHECK 1026.50
			03/02/94 01	11:02 0001 6581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22946
IDENTIFICATION REFERENCE

94 MAR -2 AM 11:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762016