BOOK 8270 PAGE 78

GENERAL WARRANTY DEED

FROM: William H. Frasch and wife, Sherry Frasch, Grantors

TO: J. Tim Dubois and wife, Pam S. Dubois, Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
827 Maxwell Court Nashville, TN 37220	(new owner)	146-6-58
		Field Book Numbers
		OH-25086

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Seventy Thousand and 00/100 Dollars ($570,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 4th day of March, 1994.

Notary Public

My Commission Expires: 11/26/96

FOR AND IN CONSIDERATION OF the sum of Five Hundred Seventy Thousand and 00/100 Dollars ($570,000.00), the receipt and sufficiency of which are hereby acknowledged, William H. Frasch and wife, Sherry Frasch (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto J. Tim Dubois and wife, Pam S. Dubois (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 827 Maxwell Court, Nashville, Tennessee 37220.

8349 03/07 0101 03CHECK 2126.00

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 4th day of March, 1994.

William H. Frasch

Sherry Frasch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, William H. Frasch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 4th day of March, 1994.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9270 PAGE 80

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, Sherry Frasch, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at Office, this 4th day of March, 1994.

Denise M. Laumeyer
Notary Public

My Commission Expires: 11/20/96

EXHIBIT A BOOK 9270 PAGE 81

Property Description

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Treemont, as of record in Plat Book 6250, pages 895-897, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William N. Frasch and wife, Sherry Frasch, by Deed from Robert W. Fidler and wife, Dorothy B. Fidler, of record in Book 7879, page 378, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. All matters appearing on the Plan of record in Plat Book 6250, pages 895-897, said Register's Office.

2. Declaration of Covenants, Conditions and Restrictions for Treemont of record in Book 6833, page 594, amended in Book 8259, page 498, and Additional Declarations of record in Book 6833, page 601, said Register's Office.

3. By-Laws of Treemont Homeowners Association of record in Book 6833, page 604, and in Book 6833, page 620, said Register's Office.

4. Charter of Incorporation of Treemont Homeowners Association of record in Book 6833, page 617, and in Book 6840, page 509, Register's Office for Davidson County, Tennessee.

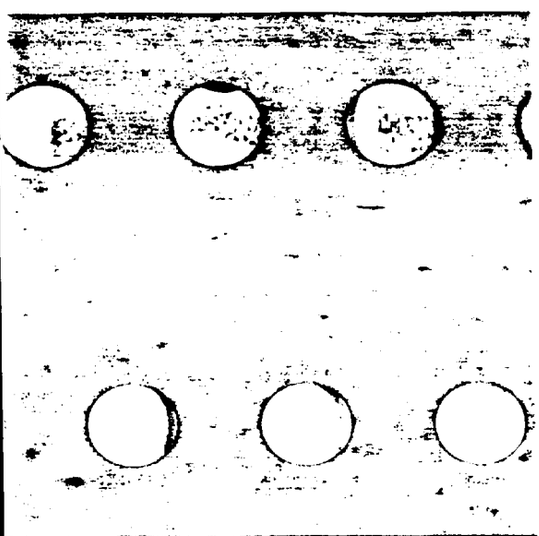
5. Terms and Conditions of Easement Agreement of record in Book 6833, page 633, said Register's Office.

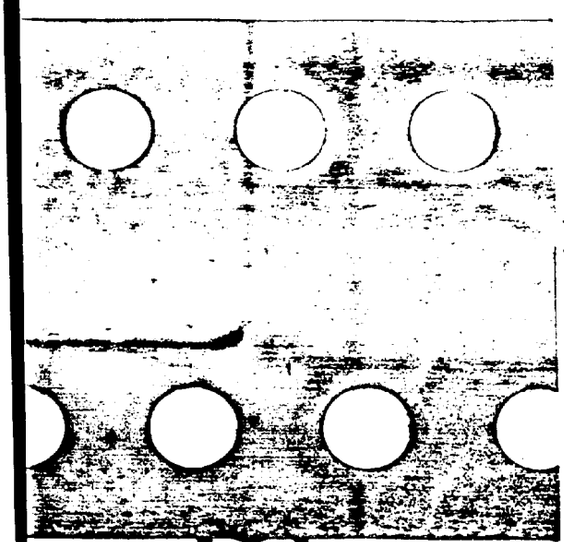
6. 1994 Taxes constitute a lien, but are not yet due and payable.

24598
IDENTIF. ↑ REFERENCE

94 MAR -7 AM 11:02

DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9270 PAGE 82

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	
				570000.00
			CON TX	2109.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	2126.00
			CHECK	2126.00
-03/07/94	01		11:04 0001	8349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24598
IDENTIF. ↑ REFERENCE

94 MAR -7 AM 11:02

REGISTER
DAVIDSON COUNTY, TN.

No. 763759