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#12670
File Box 38
First Title and Escrow Company, Inc.

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 1994

Notary Public

MY COMMISSION EXPIRES: 1-22-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DYER, JAMES & TAYLOR, ATTYS.,30 Burton Hills Blvd.,Suite 200, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Mario Friedel (NAME)	Franklin National Bank (NAME)	127-12-14
123 Harpeth Valley Road (STREET ADDRESS OR ROUTE NUMBER)	230 Public Square (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

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, WE, Terance W. Janiak and wife, Margieann L. Janiak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIO A. FRIEDEL AND WIFE, SHERRY L. FRIEDEL

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. 18, Bellevue Manor, as of record in Book 3600, Pages 32 and 33, Register's Office for said County, ~~described as follows~~ to which plan reference is made for a more complete description.

Beginning at a point in the easterly margin of Harpeth Valley Court, at the common front corner of Lots 17 and 18; thence with the line between said lots eastwardly 215.71 feet to a concrete monument, at the rear corner of Lots 17, 18 and 19; thence with the lien between Lots 18 and 19, southeastwardly 167.0 feet to a point in the northwesterly margin of Harpeth Valley Road; thence with the margin of said Road, easterly 167.38 feet to a concrete monument, the beginning of a curve to the right, having a radius of 25 feet; thence with said curve southwesterly 41.31 feet to a concrete monument in the northeasterly margin of Harpeth Valley Court; thence with the margin of same, northwesterly 242.41 feet to the point of beginning.

Being the same property conveyed to Terance W. Janiak and wife, Margieann L. Janiak by Quitclaim Deed from Margieann Mathisen Janiak of record in Book 8710, Page 614, said Register's Office.

6588 08/10 0101 03CHECK 471.50

79980 IDENTIF. ↑ REFERENCE

94 AUG 10 AM 10:53 FELIX Z. BROWN REGISTER DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 123 Harpeth Valley Road (House Number) (Street) Nashville, TN 37221 (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~~ s this 4th day of 4th, 1994

TERANCE W. JANIAK

MARGIEANN L. JANIAK

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terance W. Janiak and wife, Margieann L. Janiak

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of August, 1994

Commission expires 1-22-95

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

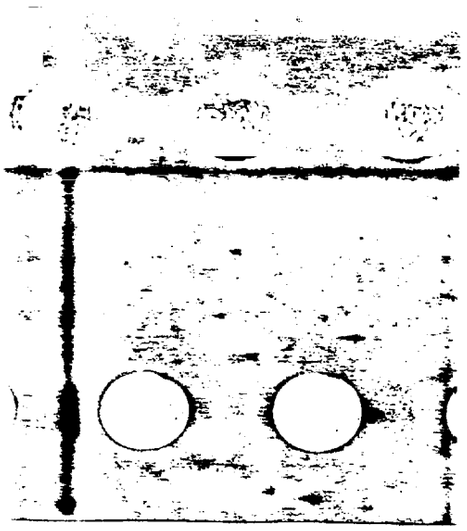
STATE OF TENNESSEE
Davidson County

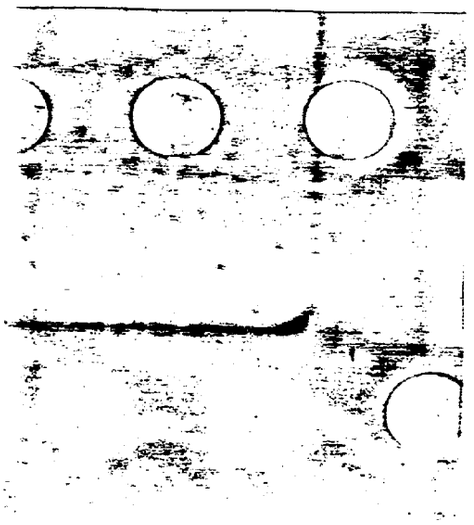
On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

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 125000.00
CON. TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

08/10/94 01 10:53 0001 6588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79980
IDENTIF. ↑ REFERENCE

94 AUG 10 AM 10:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 823067