[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Pete V. Froedden, Jr.	[Pacific Southwest Bank	[MAP and PARCEL]
[Tana M. Froedden	[Attn: Tax Dept.	[ ]
[1036 Aldersgate Road	[P.O. Box 9726	[135-14-A-7CO]
[Antioch, TN 37013]	[Corpus Christi, TX 78469]	[ ]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 9660 PG 628

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Monte Jay Myers, by and through my lawful Attorney-in-Fact, Rachel Elizabeth Myers, and wife, Rachel Elizabeth Myers**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Pete V. Froedden, Jr. and Tana M. Froedden, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Phase One Pinacle Point Subdivision, as of record in Plat Book 6900, Page 116, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Monte Jay Myers and wife, Rachel Elizabeth Myers, by deed from Ray Harlan Moore and wife, Barbara Lynne Moore, of record in Book 8423, Page 121, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1036 Aldersgate Road, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6900, Page 116, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6405, Page 169, in Book 7032, Page 733, in Book 7065, Page 959, and in Book 7067, Page 739, said Register's office; 4) Charter for Homeowners Association of record in Book 7058, Page 234, said Register's office.

95 MAY -2 AM 10:05

RECEIVED FOR RECORD AND RECORDED IN OFFICE OF THE REGISTER FOR DAVIDSON COUNTY, TN.

56744

IDENTIF. & REFERENCE

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $125,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 28th day of April, 1995.]
[ ]
[My Commission Expires: 5-28-95 Notary Public]

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1995

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein. BOOK 9660 PG 629

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **April, 1995**.

Monte Jay Myers
Monte Jay Myers

By: Rachel Elizabeth Myers
Rachel Elizabeth Myers
Attorney-in-Fact

Rachel Elizabeth Myers
Rachel Elizabeth Myers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Rachel Elizabeth Myers, with whom I am personally acquainted, or who 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 and official seal at Nashville, Tennessee, this **28th** day of **April, 1995**.

JACQUELINE L. FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jacque L. Freeze
Notary Public
My Commission Expires:
My Commission Expires May 28, 1995

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Rachel Elizabeth Myers,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of **Monte Jay Myers**, and is authorized by **Monte Jay Myers** to execute this instrument on his/her behalf by virtue of a Limited Power of Attorney recorded simultaneously herewith.

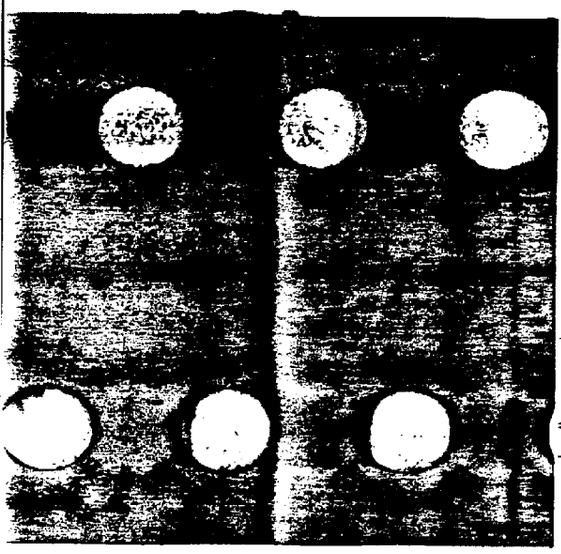
Witness my hand and official seal at **Nashville**, Tennessee, this 28th day of **April, 1995.**

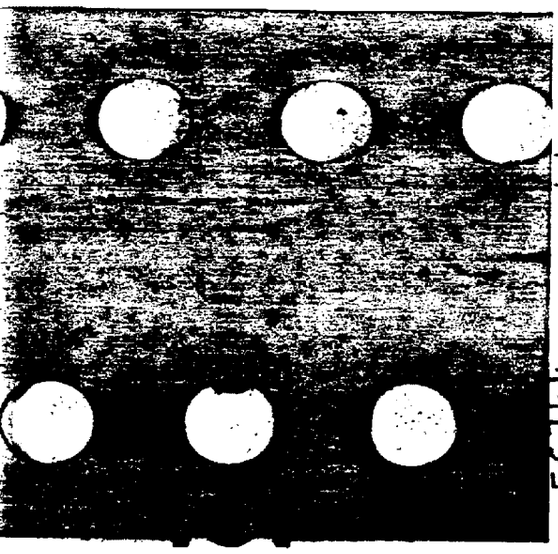
JACQUELINE L. FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Jacque L. Freeze
Notary Public
My Commission Expires:
My Commission Expires May 28, 1995

File No. 9504-154

5567 05/02 0101 03CHECK 471.50





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

RECEIVED OF _____

FOR _____

BOOK 9660 PG 630

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

05/02/95 01 10:08 0001 6567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56144
IDENTIF. & REFERENCE
S7044

95 MAY -2 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905991