File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BK 9688 PG 993

#13101

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES H. SULLIVAN	FIRST REPUBLIC MORTGAGE	117-3-D
216 Hillsboro Place (NAME)	6012 Wilmington Pike (NAME)	216
Nashville, Tennessee 37215 (STREET ADDRESS OR ROUTE NUMBER)	Dayton, Ohio 45459 (STREET ADDRESS)	7DA91235
(CITY) (STATE) (P. O. ZIP)	(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, JERRY D. FRIDRICH, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. SULLIVAN AND WIFE, KATHLEEN SULLIVAN

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 Unit 216 on the plan of Hillsboro Station Condominiums of record in Plat Book 6250, page 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, said Register's Office.

Being the same property conveyed to John Howard Fridrich and Jerry D. Fridrich by deed from Dalton Development Corporation of record in Book 7230, page 399, said Register's Office. John Howard Fridrich has subsequently conveyed his interest in said property to Jerry D. Fridrich by a quitclaim deed of record in Book 7601, page 439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Easements of record in Book 3965, page 468, Book 4158, page 34, Book 6595, page 58, Book 3531, pages 572, 576 and 592, Book 4633, page 468, Book 1877, page 581; (4) Agreement of record in Book 6629, page 452; (5) Charter of record in Book 6747, page 6; (6) All matters appearing on the Plan of record in Plat Book 6250, pages 751 thru 753, said Register's Office.

Barbara W. Fridrich, spouse of Jerry D. Fridrich, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Jerry D. Fridrich.

This is improved (XX) unimproved ( ) property, known as 216 Hillsboro Place, Nashville, Tennessee 37215

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 30th day of May, 19 95

Jerry D. Fridrich
JERRY D. FRIDRICH

Barbara W. Fridrich
BARBARA W. FRIDRICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9688 PG 994

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY D. FRIDRICH AND WIFE, BARBARA W. FRIDRICH with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of May, 19 95.

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 _____, 19____.

My commission expires _____ Notary Public _____

IDENTIF. & REFERENCE 0066216

95 JUN -2 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1995.

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

Notary Public

WARRANTY DEED

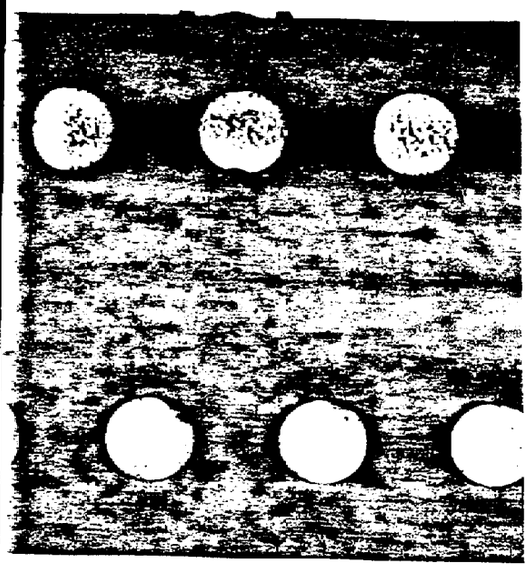
FROM
JERRY D. FRIDRICH

TO
JAMES H. SULLIVAN AND WIFE,
KATHLEEN SULLIVAN

$32.75 9886 06/02 0101 CHECK

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



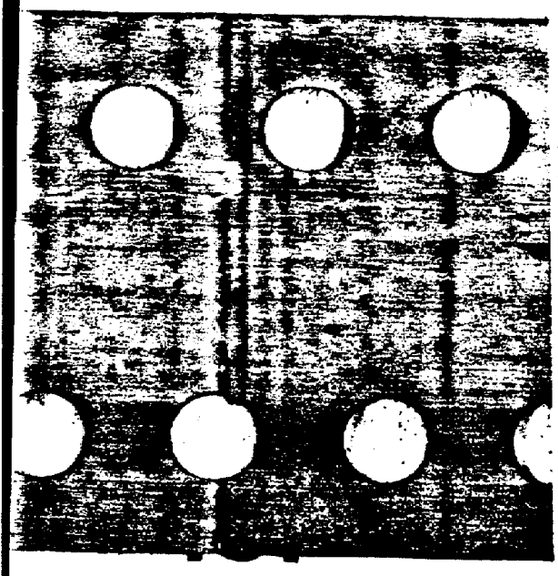
RECEIVED OF _____

FOR _____

BOOK 9688 PG 995

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 87500.00
CON TX 323.75
PRFEE 1.00
MISC 8.00
TOTAL 332.75
CHECK 332.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/95 01 11:14 0001 6986

0066216
IDENTIF. ↑ REFERENCE

95 JUN -2 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.916290