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

BOOK 9791 PG 32

#13367

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
STEVE FRIDRICH CONSTRUCTION (NAME)	NEW OWNER (NAME)	116-15
2909 Poston Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	95
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM1180

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, WILLIAM H. DEMARS AND MARY MARGARET DEMARS, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEVE FRIDRICH CONSTRUCTION COMPANY, a Tennessee corporation

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 the northerly 135 feet of Lot No. 104 on the Plan of Royal Oaks Land Company's Subdivision, as shown on an unrecorded plan of said subdivision by W. B. Southgate, Surveyor, as follows:

Said part of said Lot No. 104 fronts 135 feet on the easterly side of Lynwood Boulevard, and runs back between lines, 380 feet on the northerly line and 374.75 feet on the southerly line, to a dead line on which it measures 135 feet.

Being the same property conveyed to William H. DeMars and wife, Mary Margaret DeMars by deed from J. R. Buchanan and wife, Johnnie Buchanan of record in Book 3974, page 547, said Register's Office.

This conveyance is made subject to (1) Taxes for 1995 which have been prorated and assumed by the Grantee; and (2) Easement of record in Book 4298, page 431, said Register's Office.

3811 09/11 0101 03CHECK 730.50

IDENTIF. ↑ REFERENCE 0098944

95 SEP 11 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 428 Lynnwood Boulevard, 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 8th day of September, 19 95

William H. DeMars
WILLIAM H. DEMARS

Mary Margaret DeMars
MARY MARGARET DEMARS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9791 PG 33

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. DEMARS AND MARY MARGARET DEMARS 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 8th day of September, 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 95

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

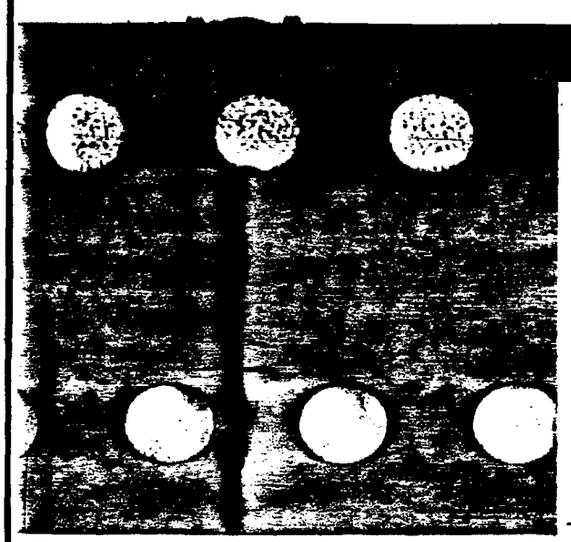
Notary Public

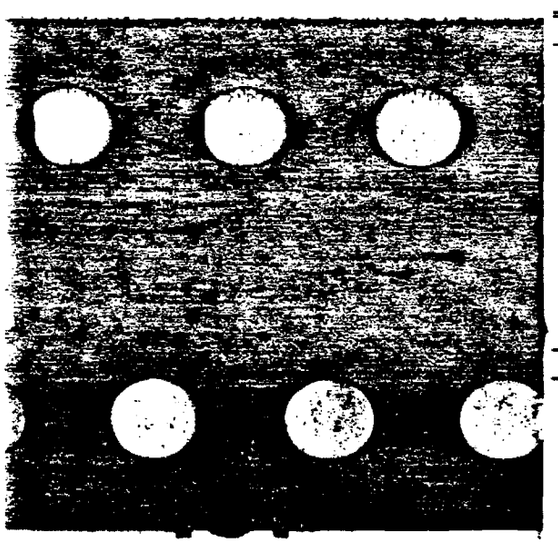
WARRANTY DEED

FROM WILLIAM H. DEMARS AND MARY MARGARET DEMARS

TO STEVE FRIDRICH CONSTRUCTION COMPANY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 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 9791 PG 34

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 8.00
[illegible] 730.50
CHECK 730.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/95 01 11:09 0001 2611

0098944
IDENTIF. ↑ REFERENCE

95 SEP 11 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951489