This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9804 PG 106

ADDRESS NEW OWNER:
Michael T. Friedman and Sara A. Friedman
708 Burleigh Court
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
North American Mortgage Co.
4301 Hillsboro Pike Suite 328
Nashville, Tennessee 37215

MAP AND PARCEL:
MAP 142-16-A
GROUP
PARCEL 12 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Emanuel J. Eads and wife, Barbara M. Eads, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael T. Friedman and wife, Sara A. Friedman, 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. 12 as shown on the Plat of Devon Park, Phase I, of record in Book 5200, pages 670-672, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Emanuel J. Eads and wife, Barbara M. Eads by deed from W. P. Russell, Jr. and wife, Lynne M. Russell , as of record in Book 6490, page 741, Register's Office for Davidson County, Tennessee.

This is improved property known as 708 Burleigh Court, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1995 taxes and subsequent years taxes thereafter.
2. Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 5200, page 670 thru 672, in said Register's Office.
4. Subject to Storm Water Detention Agreement of record in Book 6145, page 252, said Register's Office.
5. Subject to the rights of others in and to the common areas/elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael T. Friedman and wife, Sara A. Friedman, their heirs

and assigns, forever; and we, Emanuel J. Eads and wife, Barbara M. Eads, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9804 PG 107

Witness our hands this the 19th day of September, 1995.

Emanuel J. Eads

Barbara M. Eads

3334 09/22 0101 03CHECK 963.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Emanuel J. Eads and wife, Barbara M. Eads, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: 01/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 258,000.00.

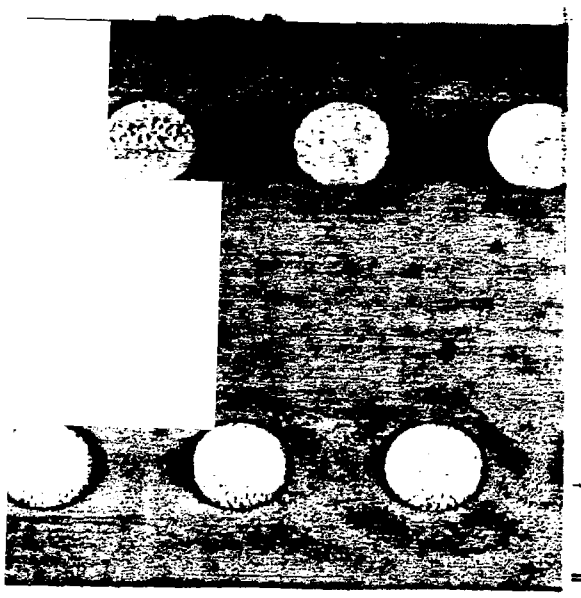
AFFIANT

Subscribed and sworn to before me
this 19th day of September, 1995.

NOTARY PUBLIC
My Commission Expires: 01/27/96

0104284
IDENTIF. & REFERENCE

95 SEP 22 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

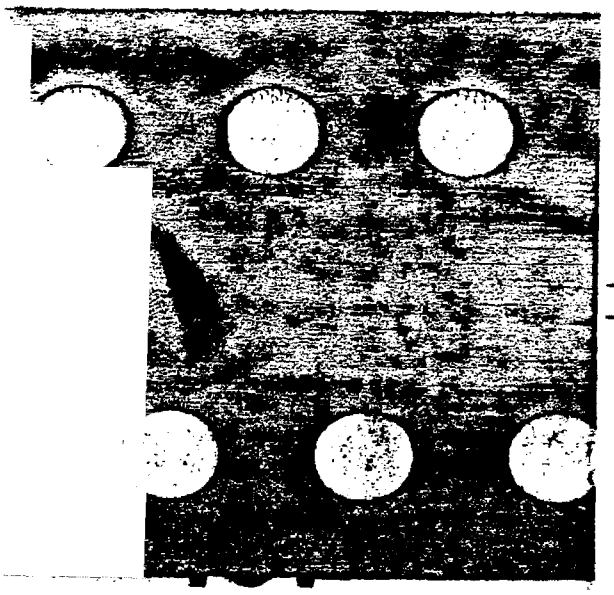
RECEIVED OF _____

FOR _____

BOOK 9804 PG 108

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 258000.00
CON TX 954.60
PRFEE 1.00
WDEED 8.00
TOTAL 963.60
CHECK 963.60

09/22/95 01 15:45 0001 8334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 SEP 22 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 957155