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 9904 PG 871

#13533

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
THOMAS H. CALLAWAY (NAME)	SUNTRUST BANK, NASHVILLE (NAME)	130-2
607 Westover Avenue (STREET ADDRESS OR ROUTE NUMBER)	201 4th Avenue North (STREET ADDRESS)	33
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	7DZ29520

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, STEVE FRIDRICH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS H. CALLAWAY AND WIFE, JOYCE E. CALLAWAY

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 75 feet of Lot No. 18 on the Plan of The Country Club Land Company's Subdivision of the 25 acre tract in Belle Meade, as of record in Plat Book 421, page 116, Register's Office for said County, to which plan reference is made for a more complete description.

Said northerly part of Lot No. 18 fronts 75 feet on the westerly side of Westover Drive and runs back between parallel lines 200 feet, more or less, to a dead line.

Being the same property conveyed to Steve Fridrich, unmarried by deed from Helen C. Beckham, Devisee under the Last Will and Testament of Elizabeth C. Cowan of record in Book 7897, page 154, said Register's Office.

This conveyance is made subject to: (1) Easement of record in Book 5321, page 431; and (2) Agreement of record in Book 9792, page 243, said Register's Office.

96 JAN -2 AM 10:10
FELIX Z. HILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0136867

unimproved ( )
This is improved (XX property, known as 607 Westover Avenue, Nashville, Tennessee 37205

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 22nd day of December, 19 95

STEVE FRIDRICH

BOOK 9901 PG 872

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE FRIDRICH with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of December, 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 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 $ 415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 95

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

Notary Public

WARRANTY DEED

FROM
STEVE FRIDRICH

TO
THOMAS H. CALLAWAY AND WIFE, ~~JOYCE E. CALLAWAY~~

3508 01/02 0101 03CHECK 1544.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

K 9904



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

RECEIVED OF _____

FOR _____

BOOK 9901 PG 873

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
	415000.00
CON TX	1535.50
PRFEE	1.00
WDEED	8.00
TOTAL	1544.50
CHECK	1544.50

01/02/96 01 10:11 0001 3508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136867
IDENTIF. ↑ REFERENCE

96 JAN -2 AM 10:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 991880