WARRANTY DEED

BOOK 10545 PG 696

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

RUTH M. FOSTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail
THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian K. Frederick	CHASE MANHATTAN MORTGAGE	MAP 149-07-0-A
(NAME)	(NAME)	
728 Dover Glen Drive	343 Thornall Street	PARCEL 171.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Edison, NJ 08837	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, James A. Ford and wife, Zoraida V. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian K. Frederick and wife, Celeste J. Frederick

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. 107 Chelsea Village, a portion of Piccadilly, Section 2, according to the plan of record in Book 7900, pages 119-121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to James A. Ford, Builder, by deed from Manoucher Farazmand and wife, Malakah Ahmadzadeh, of record in Book 10091, page 427, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1997 and subsequent years, a lien, but not yet due and payable.

MAIL ENV.

IDENTIF. & REFERENCE

033150

97 JUL 29 AM 10:50

FELIX Z. BRASUELL REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 728 Dover Glen Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of July 19 97

James A. Ford

James A. Ford
Zoraida V. Ford By: Zoraida V. Ford by James A. Ford
James A. Ford, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

BK/ 10515 PG 697

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Ford and wife, Zoraida V. Ford **

James A. Ford also appears as Attorney-in-Fact for Zoraida V. Ford, with her full authority to do so

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of July, 19 97.

Commission expires July 12, 1999

Notary Public

Ruth M. Foran

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

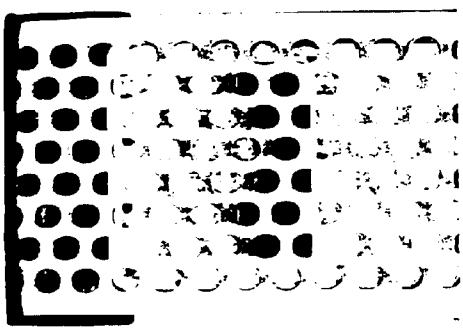
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9834 07/29 0101 03CHECK 441.33



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10545 698

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 116900.00

CON TX 432.53

PRFEE 1.00

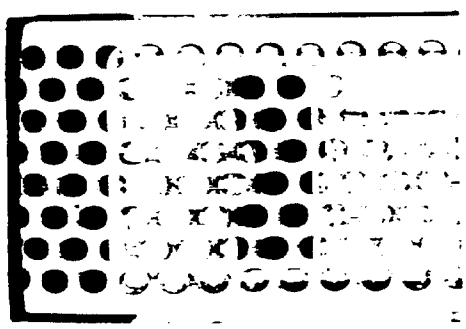
WDEED 8.00

TOTAL 441.53

CHECK 441.53

07/29/97 01 10:49 0001 9834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111 50

IDENTIF. ↑ REFERENCE

97 JUL 29 AM 10: 50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179478