STATE OF TENNESSEE
COUNTY OF Sumner

BK. 10630 PG 581

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

~~12th~~ DAY OF ~~September~~, 19

Notary Public

MY COMMISSION EXPIRES 1-17-98

Mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kyle M. Frederick (NAME)	First Union Mortgage Corporation (NAME)	95-04-111.00
225 Ridgeway Drive (STREET ADDRESS OR ROUTE NUMBER)	1100 Corporate Center Drive (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Raleigh, NC 27607-5066 (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, WE, Martha Ellen Jones Pace, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle M. Frederick and wife, Cindy K. 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. 89, on the Map of Eva-Mor Heights, as shown on plat of record in Plat Book 1424, Page 149, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Robert A. Pace and wife, Martha Ellen Jones Pace, by Deed of Record in Book 2392, page 505, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record. Robert A. Pace having since died vesting sole ownership in Martha Ellen Jones Pace as surviving tenant by the entirety.
The signature of Martha Ellen Jones Pace is signed by her duly appointed Attorney-in-fact Wiley Eugene Sizemore, pursuant to the Power of Attorney recorded simultaneously herewith.

5255 10/02 0101 03CHECK 319.80

unimproved(XX) This is improved ( ) property, known as 225 Ridgeway Drive (House Number) (Street) Nashville, TN 37214 (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. Whenever 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 my hand(s) this 12th day of September, 19 97

Martha Ellen Jones Pace by Wiley Eugene Sizemore attorney-in-fact.

~~Martha Ellen Jones Pace~~

BOOK 10630 PG 552

STATE OF TENNESSEE
COUNTY OF }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires_____ _____
Notary Public

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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)

and _____, being authorized so to do, executed 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_____.

Commission expires_____ _____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

97 OCT -2 AM 10:05

FELIX A. MCSHERRY, REGISTER
DAVIDSON COUNTY, TN.

0354715

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Wiley Eugene Sizemore, attorney-in-fact for Martha Ellen Jones Pace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of September, 1997.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: 1-17-99 Dawn C Williamson
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10630 PG 583

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 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
TOTAL 319.80
CHECK 319.80

10/02/97 01 10:03 0001 5255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03547 15 IDENTIFICATION REFERENCE

97 OCT -2 AM 10:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1204606