3

WARRANTY DEED

ECNI-98-4309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF January 98

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W. Suite 4, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Morris, Jr. (NAME)	Columbia National Incorporated (NAME)	MAP 32
4744 Indian Summer Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	GROUP 9
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (CITY) (STATE) (ZIP)	PARCEL 108

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, Robert A. Friedmann, III and wife, Donna Jo Friedmann and Robert A. Friedmann, IV and wife, Donna Jill Friedmann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Morris, Jr. and Marva Strong Morris, husband and wife

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. 169 on the Plan of Quail Ridge, Section Four, as of record in Book 7900, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert A. Friedmann, III and wife, Donna Jo Friedmann and Robert A. Friedmann, IV and wife, Donna Jill Friedmann by deed from The Developers, a Joint Venture, with R. L. Eatherly having full power to sell, transfer, convey or encumber the property without the joinder of any venturer, referred to as Grantor, of record in Deed Book 10456, page 736, Register's Office for said County.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existing easements and restrictions of record.

98 JAN 23 AM 11:

DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

0392862

unimproved ( )
This is improved (X) property, known as 4744 Indian Summer Drive, Nashville, Tennessee 37207
(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 20th day of January 19 98

Robert A. Friedmann, III

Donna Jo Friedmann

Robert A. Friedmann, IV
By: Robert A. Friedmann, III, Attorney-in-fact

Donna Jill Friedmann
By: Robert A. Friedmann, III, Attorney-in-fact

BOOK 10766 PG 749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Friedmann, III and wife, Donna Jo Friedmann

the bargainor they with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage Tennessee, this 20th day of January 19 98

Commission expires 5/23/98

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 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of January, 1998, before me personally appeared Robert A. Friedmann, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert A. Friedmann, IV and wife, Donna Jill Friedmann, and who acknowledged that he executed the same as the free act and deed of the said Robert A. Friedmann, IV and wife, Donna Jill Friedmann by virtue of that Power of Attorney, duly executed by the said Robert A. Friedmann, IV and wife, Donna Jill Friedmann and appearing of record in Book 10766, page 747, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 20th day of January, 1998.

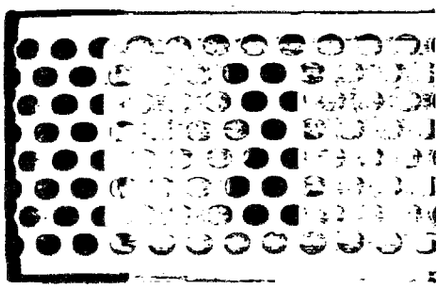
My Commission Expires: 5/23/98

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
☐ 111 W. College Street, Murfreesboro, Tennessee 37130
☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

5009 01/23 0101 03CHECK 499.25



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

RECEIVED OF _____

FOR _____

BOOK 10766 PG 750

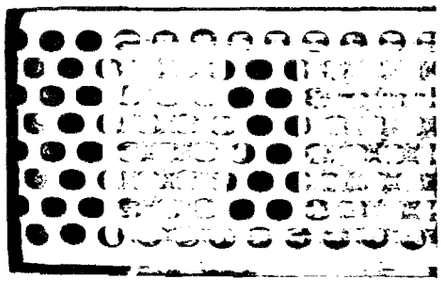
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
132500-00
CON TX 490-25
PRFEE 1.00
WDEED 8.00
TOTAL 499.25
CHECK 499-25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/98 01 11:19 0001 5009



0392862
IDENTIF. # REFERENCE

98 JAN 23 AM 11:18

REGISTER
DAVIDSON COUNTY, TN.

No. 1245619