BOOK 10777 PG 403 Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Fredericks	Regions Mortgage, Inc.	131-16-33.00
(NAME)	(NAME)	
1111 Stonewall Drive	605 South Perry Street	OH-10894
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Montgomery, AL 36104	
(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, William G. Husband and wife, Marcia D. Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Fredericks and wife, Ann D. Fredericks

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, TN, BEING Lot No. 9 and the easterly part of Lot No. 10 of Block "A" on the Plan of First Addition to Gateway Acres, a part of the Overton Lea Estates, of record in Plat Book 1424, page 9, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

BEGINNING on the southerly margin of Stonewall Drive, formerly Sugar Tree Road, and Oakwood Lane, at the northeast corner of the property conveyed to Michael A. Zimbart and wife, Margaret Zimbart of record in Book 6040, page 755, said Register's Office; thence with Lansden's easterly line, southeastwardly 300 feet to the northerly line of Lot No. 2; thence with the northerly line of Lots Nos. 2 and 7, eastwardly 238 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots, north 5 degrees, 42 minutes east 234.4 feet to the southerly margin of Stonewall Drive; thence with said drive, westwardly 291.5 feet to the beginning.

BEING the same property conveyed to Charles E. Fredericks and wife, Ann D. Fredericks by deed from William G. Husband and wife, Marcia D. Husband, which deed is being recorded simultaneously herewith.

Being the same property conveyed to William G. Husband and wife, Marcia D. Husband, by deed from Jane Layton Sadler, unmarried, of record in Book 7406, Page 346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is

CONTINUED

unimproved ( )
This is improved (X) property, known as 1111 Stonewall Drive, Nashville, TN 37220
(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 30th day of January, 19 98

William G. Husband

Marcia D. Husband

BOOK 10777 PG 404

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William G. Husband and wife, Marcia D. Husband

the bargainor S, 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 Brentwood, Tennessee, this 30th day of January 19 98

Commission expires 3-22-57

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

William G. Husband and wife,
Marcia D. Husband

TO

Charles E. Fredericks and wife,
Ann D. Fredericks

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1424, page 9; Restrictions of record in Book 1129, page 582, and Book 1163, page 361; Easements in Book 1129, page 582, Book 1163, page 361; Book 6297, page 51; all of record in the Register's Office for Davidson County, Tennessee.

Mid West

0395955
IDENTIF. & REFERENCE
98 FEB -2 PM 1:46
REGISTER
DAVIDSON COUNTY, TN.
8320 02/02 0101 03CHECK 1974.00

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

RECEIVED OF _____

FOR _____

BOOK 10777 PG 406

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
530000.00
CON TX 1961.00
PRFEE 1.00
WDEED 12.00
TOTAL 1974.00
CHECK 1974.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/98 01 13:47 0001 B320

0395955
IDENTIF. ↑ REFERENCE

98 FEB -2 PM 1:46
REGISTER
DAVIDSON COUNTY, TN.

No. 1248889