BOOK 10492 PG 124

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

RE-RECORD BOOK 10801 PG 628

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 2nd DAY OF June, 1997

NOTARY PUBLIC

My Commission expires: ~~9-10-99~~ 3-24-01

Mail THIS INSTRUMENT PREPARED BY
Samuel F. Anderson, Atty., 2016 8th Ave., S., Nashville, TN 37204
NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Ashworth-Boyson Devel. (NAME) | SAME (NAME) | 81-6-386 |
| 227 2nd Ave., N. (ADDRESS) | (ADDRESS) | 81-6-384 |
| Nashville, TN 37201-1631 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, James Fryer, unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Ashworth-Boyson Development, a d/b/a of Low Income Housing Partners #2 L.L.C. a limited liability company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

EJF 2-18-98

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Fryer Subdivision of record in Book 8250, page 732, Register's Office for said County.

Beginning at the southeasterly corner of said Lot at the Westerly margin of alley #408 and the Northerly margin of Seifried Street.

Thence North 88 Deg. 40 Min. 05 Sec. West 174.64 feet to A.P.K. nail; thence North 01 Deg. 02 Min. 00 Sec. West 200.00 feet to A.P.K. nail; thence South 86 Deg. 17 Min. 30 Sec. 175.09 feet to an iron pin; thence South 01 Deg. 02 Min. 00 Sec. East 192.073 feet to the point of beginning containing 34.265.1503 square feet or 0.7866 acre.

Being the same property conveyed to James Fryer by deed from Love and Fryer Investment of record in Book 6667, page 732, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 2002 Seifried St., Nashville, TN 37208 (Street Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 2nd day of June, 1997.

James Fryer

RE-RECORD BOOK 10801 PG 629

**INDIVIDUAL ACKNOWLEDGMENTS:**

BOOK 10492 PG 125

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Fryer, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 2nd day of June, 1997.

My Commission expires:
3/24/01

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

RE-RECORD
98 FEB 20 AM 9:14
DAVIDSON COUNTY, TN.
REGISTER

MAIL ENV.

04026941

IDENTIFICATION REFERENCE

FEE 13.00
97 JUN 13 PM 1:07
DAVIDSON COUNTY, TN.
REGISTER

03157811

IDENTIFICATION REFERENCE

97 06/13 0101 03CHECK 212.50

98 02/20 0101 03CHECK 8.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED