File Box 9B
First Title & Escrow Co., Inc.
15145

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 10808 PG 645

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NASHVILLE AREA HABITAT FOR (NAME)	NEW OWNER (NAME)	50=10
1103 Chapel Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	238,239,237,183
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(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, FRIDRICH & CLARK REALTY, LLC A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NASHVILLE AREA HABITAT FOR HUMANITY, INC. a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made subject to: (1) Restrictions of record in Plat Book 6900, page 301, Plat Book 6250, page 933, Book 8284, page 164; (2) Easement of record in Book 9979, page 730; and (3) All matters appearing on the plan of record in Plat Book 6900, page 12, amended in Book 6900, page 301, and Plat Book 6250, page 932, amended in Plat Book 6250, page 933, Register's Office for Davidson County, Tennessee.

98 FEB 24 AM 10:19

0401052

unimproved (XX)
This is improved ( ) property, known as Four Lots Chesapeake, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of February, 1998

FRIDRICH & CLARK REALTY, LLC A TENNESSEE LIMITED LIABILITY COMPANY
By: Steve Fridrich, Chief Manager
STEVE FRIDRICH, CHIEF MANAGER

STATE OF TENNESSEE

BOOK 10806 PG 646

COUNTY OF _____

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

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee

COUNTY OF Davidson

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

STEVE FRIDRICH

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CHIEF MANAGER of FRIDRICH & CLARK REALTY, LLC a Tennessee (company) the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 18th day of February, 1998.

My commission expires 9/23/2000 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Margaret L. Withrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 1998

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM

FRIDRICH & CLARK REALTY, LLC A TENNESSEE LIMITED LIABILITY COMPANY

TO

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

TRACT NO. I:

6985 02/24 0101 03CHECK 153.60

Land in Davidson County, Tennessee, being Lots Nos. 137 A&B and 138 A&B on the Plan of Zone Lot Division Lots 18-22, 113-122, and 137-139 Section Five Chesapeake Homes, as of record in Plat Book 6900, page 12 amended in Plat Book 6900, page 301, Register's Office for Davidson County, Tennessee, and being Lot No. 136 on the Plan of Section Five Chesapeake Homes, as of record in Plat Book 6900, page 12, Register's Office for Davidson County, Tennessee, to which plans reference is made for a more complete description.

Being part of the same property conveyed to Fridrich & Clark Realty, a Tennesseé general partnership by deed from Chesapeake Associates, Ltd., a Tennessee limited partnership of record in Book 8827, Page 163, Register's Office for Davidson County, Tennessee. Fridrich & Clark Realty having converted to a limited liabililty company by Articles of Conversion of record in Book 10253, page 498, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 63 A&B on the Plan of Zone Lot Division Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152 Revision to Section Four Chesapeake Homes, as of record in Plat Book 6250, page 932 amended in Plat Book 6250, page 933, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Chesapeake Associates, Ltd., A Tennessee limited partnership by quitclaim deed from Chesapeake Associates, a Tennessee General partnership composed of Jerry D. Fridrich (being one and the same as Gerald D. Fridrich) and Steve G. Fridrich of record in Book 7304, Page 703 rerecorded in Book 7526, page 188 corrected in Book 7579, page 942, Register's Office for Davidson County, Tennessee. Chesapeake Associates, Ltd., a Tennessee limited partnership having conveyed its interest in said property to Fridrich & Clark Realty, LLC, a Tennessee limited liability company by quitclaim deed of record in Book 10806, page 643, said Register's Office.

EXHIBIT "A"

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10308 PG 648

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	39000.00
CON TX	140.60
PRFEE	1.00
WDEED	12.00
TOTAL	153.60
CHECK	153.60

02/24/98 01 10:18 0001 6985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 24 AM 10: 19

0404052

IDENTIFICATION REFERENCE

No. 1257463