Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1249

WARRANTY DEED

BOOK 10904 PG 132

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rand T. Frederiksen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Frederiksen, and wife, Renee Frederiksen**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit E-2 as shown on the Plan of Bellwood Terrace Condominiums, at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, Page 568 and 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in common elements of The Bellwood Terrace Homeowner's Association, as described in Book 6100, Page 177, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rand T. Frederiksen by deed of record in Book 9373, Page 728, RODC.

9643 04/28 0101 03CHECK 287.04

The spouse of the Grantor joins in the execution of this instrument to convey any interest she may have.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

98 APR 28 PM 2:32

04330686

IDENTIFICATION REFERENCE

This is improved property, known as: 448 Bowling Avenue, Unit E-2, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of April, 1998

Rand T. Frederiksen

Patricia N. Frederiksen

State of Tennessee)
County of Davidson)

BOOK 10904 PG 133

On this the 27th day of April, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Rand T. Frederiksen**,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

** and wife Patricia W. Frederiksen

Notary Public

My Commission Expires: 5/23/98

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$75,147.00**.

Affiant

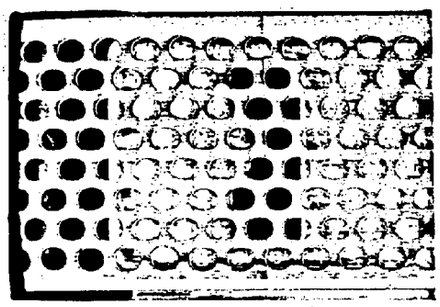
Sworn and subscribed before me on this the 27th day of April, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
David Frederiksen	NationsBanc Mortgage	104-13-D-9CO
448 Bowling Avenue, Unit E-2	2059 Northlake Parkway	
Nashville, TN 37205	Tucker, GA 30084	

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



RECEIVED OF _____

FOR _____

BOOK 10904 PG 134

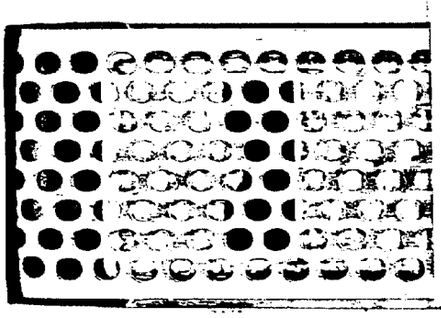
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75147.00
CON TX 278.04
PRFEE 1.00
WDEED 8.00
TOTAL 287.04
CHECK 287.04

04/28/98 01 14:34 0001 9643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430686
IDENTIF. A REFERENCE

98 APR 28 PM 2:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1285741