0438487

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

BOOK 10933 PG 599

98 MAY 15 PM 12:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

# WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILL TO: | MAP & PARCEL No. |
|---|---|---|
| **Terressa Leatherwood**<br>**3409 Fawnwood Place**<br>**Nashville, TN 37207** | **SAME** | **50-10-157** |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $58,000.00.

Terressa Leatherwood
Affiant

Subscribed to and sworn before me this 8th day of May, 1998.

Notary Public

My Commission Expires: March 25 2001

FOR AND IN CONSIDERATION of the sum of Fifty Eight Thousand Dollars ($58,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged JERRY D. FRIDRICH and wife, BARBARA W. FRIDRICH signing only as the wife of Jerry D. Fridrich in order to transfer any and all rights, whether marital or other, she may have in the property( the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto TERRESSA LEATHERWOOD (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 130A on the Plan of Chesapeake Homes, Section 4, of record in Book 6250, page 932, and resubdivided for zone lot purposes, as of record in Book 6250, page 933, Register's Office for Davidson County, Tennessee, to which plan specific reference is made herein for a complete description of metes and bounds.

Being part of the same property conveyed to JERRY D. FRIDRICH by Quitclaim Deed from CHESAPEAKE ASSOCIATES, LTD. A TENNESSEE LIMITED PARTNERSHIP COMPOSED OF STEVE G. FRIDRICH CONSTRUCTION, INC., GENERAL PARTNER, AND JERRY D. FRIDRICH (BEING ONE AND THE SAME PERSON AS GERALD D. FRIDRICH) AND STEVE G. FRIDRICH, LIMITED PARTNERS of record in Book 7579, page 944, Register's Office for Davidson County, Tennessee.

This is improved real property known as 3409 Fawnwood Place, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee(s), her heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee(s) that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 8th day of May, 1998.

JERRY D. FRIDRICH

BARBARA W. FRIDRICH

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry D. Fridrich and wife, Barbara W. Fridrich, the within named bargainors, 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 Office this 8th day of May, 1998.

Notary Public

My Commission Expires: March 25, 2000

7905 05/15 0101 03CHECK 223

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10933 PG 601

| | | |
|---|---|---|
| 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 58000.00 |
| | | | | CON TX 214.60 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 223.60 |
| | | | | CHECK 223.60 |
| 05/15/98 | 01 | | | 12:10 0001 7905 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0438487
IDENTIF. # REFERENCE

98 MAY 15 PM 12:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1293905