To: B0436

BOOK 10937 PG 819

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

WARRANTY DEED

Name and Address of New Owner:
Jeff Fritz and Bonnie Fritz
200 Bellevue Road
Nashville, Tn 37221

Send Tax Bills To:
Fifth Third Bank of Kentucky, Inc.
250 W. Main Street, Suite 100
Lexington, KY 40507-1755

Street Address of Subject Propert
200 Bellevue Road
Nashville, Tn 37221

Map-Parcel No:
142-15-104.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL J. CARELL AND WIFE, JENNIFER E. CARELL "GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **JEFF FRITZ AND WIFE, BONNIE FRITZ "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setbak lines, if any, and easements and rights of way for public utilities applicable to this property.

2. 1998 taxes, which have been prorated and assumed by Grantee.

3. All matters shown on the recorded plan of record in Book 5190, page 563, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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 hands this 15 day of May, 1998.

Michael J. Carell

Jennifer E. Carell

STATE TENNESSEE]
COUNTY OF DAVIDSON]

Before me. the undersigned, a Notary Public in and for the State and County aforesaid, personally apppeared Michael J. Carell and wife, Jennifer E. Carell, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15 day of May, 1998.

Notary Public

My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me,

this the 15th day of May, 1998.

Notary Public

My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

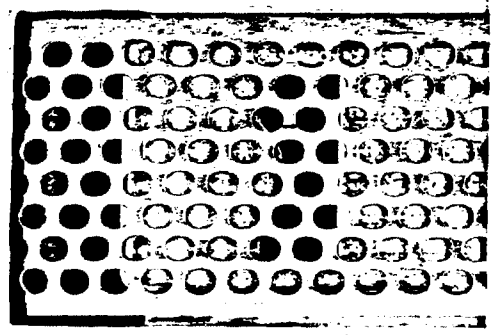
NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Section I, Valley West, Ltd., of record in Book 5190, page 563, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Carell and wie, Jennifer E. Carell, by deed from Barbara L. Franklin, an unmarried person, as of record in Book 9703, page 907, Register's Office for Davidson County, Tennessee.

0439843
IDENTIFICATION REFERENCE
98 MAY 19 AM 11:26
REGISTER
DAVIDSON COUNTY, TN.
9364 05/19 0101 CKCHECK 679.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

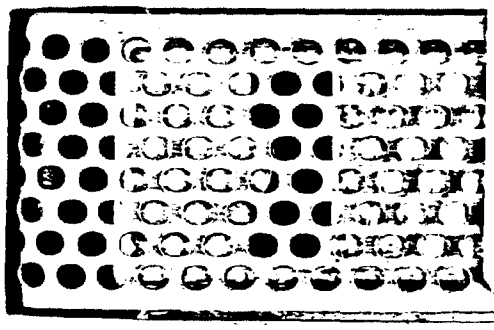
RECEIVED OF _____

FOR _____

BOOK 10937 PG 822

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 180000.00

CON TX 666.00

PRFEE 1.00

WFEEP 12.00

TOTAL 679.00

CHECK 679.00

05/19/98 01 11:27 0001 9364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439843

IDENTIF. ↑ REFERENCE

98 MAY 19 AM 11:26

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

No. 1295350