0444782

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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98 JUN -2 PM 12:56

CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh/ga) Title No: 40006
Dav. Co. File: Box 8

BOOK 10956 PG 935

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Virginia Joan Deer 4100 Media Street Nashville, TN 37209	Citizens Corporation Mortgage 233 Bedford Way, P. O. Box 12 Franklin, TN 37065-0009

TAX MAP-PARCEL NUMBERS: 103-04-327

WARRANTY DEED

4584 06/02 0101 03CHECK 419.70

FOR AND IN CONSIDERATION of the sum of **$ 111000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mario A. Friedel and spouse, Sherry L. Friedel,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia Joan Deer,** 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 Lot No. 34 on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville of record in Plat Book 547, page 199, said Register's Office.

SAID Lot No. 34 fronts 50 feet on the southerly margin of Wyoming Avenue and extends back 212.7 feet on the easterly line and 204 feet on the westerly line to an alley line in the rear, measuring 50.6 feet thereon.

BEING the same property conveyed to Mario A. Friedel and spouse, Sherry L. Friedel by deed from Mark L. Anderson and spouse, Karen E. Anderson, of record in Book 10536, page 466, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 199, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated May 26, 1998, which discloses fence encroaches onto adjacent lot on the easterly line and gravel drive encroaches onto adjacent lot at the northwesterly corner of said lot.

This is improved property, known as: 4100 Media Street, Nashville, TN 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 29th day of May, 1998.

Mario A. Friedel

Sherry L. Friedel

Mario A. Friedel **Sherry L. Friedel**

State of Tennessee
County of Davidson

On this 29th day of May, 1998, before me the undersigned authority, personally appeared **Mario A. Friedel** and **Sherry L. Friedel**, 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.

My Commission Expires: CHRISTY M. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/1[illegible]

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

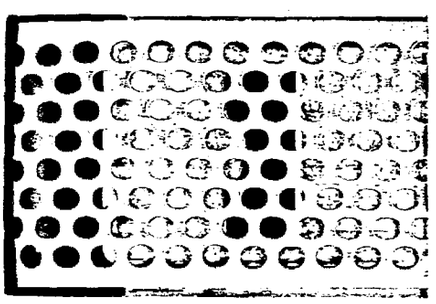
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 111000.00

Virginia Joan Dill
Affiant

Sworn and subscribed before me on the 29th day of May, 1998.

My Commission Expires: CHRISTY M. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/1[illegible]

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10956 PG 937

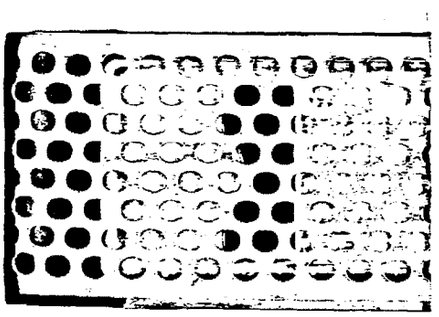
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 111000.00
CON TX 410.70
PRFEE 1.00
WDEED 8.00
TOTAL 419.70
CHECK 419.70

06/02/98 01 12:58 0001 4584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0444782
IDENTIFICATION REFERENCE

98 JUN -2 PM 12:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1300516