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
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 40284
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Heidi M. Zimmerman 1240 Davidson Road Nashville, TN 37205	NationsBanc Mortgage Corporation P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 102-14-113

WARRANTY DEED

[Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 133,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fredericksburg Contstruction, L.L.C.,.** a limited liablity company hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Heidi M. Zimmerman,** 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. 1 on the Plan of the Marchetti Company Property of record in Plat Book 9700, Page 213, Register's Office for said County.

SAID Lot No. 1 fronts 92.00 feet on the easterly margin of Davidson Road and extends back 135.00 feet on the northerly line and 147.18 feet on the southerly line to a dead line in the rear, measuring 116.82 feet thereon.

BEING the same property conveyed to Elizabeth Trinkler by deed from The Marchetti Company, a Tennessee Corporation of record in Book 10760, Page 445, Register's Office for said County. By Quitclaim Deed of record in Book 10958, Page 50, said Register's Office. Elizabeth Trinkler and husband, George Trinkler conveyed their interest in subject property to Fredericksburg Contstruction, L.L.C.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 213, said Register's Office, which Plan shows a minimum building setback lines to be determined by Metropolitan Zoning Regulations and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, and a 20 foot easement for private sewer along the westerly front line of said lot; The owner of Lot 1 on the A.B. Miles Property of record in Plat Book 8250, Page 516, Register's Office for Davidson county, Tennessee, will be responsible for the operation and maintenance of the private sewer service line across one of the Marchetti Company Property of record in Deed Book 10020, Page 447, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1240 Davidson Road, 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 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 successors 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 18th day of September, 1998.

The undersigned being the only two members of Fredericksburg Construction, L.L.C., the third member having died since the formation of Fredericksburg Construction, L.L.C.

Fredericksburg Contstruction, L.L.C. .

By: _____
Elizabeth Trinkler, Chief Manager

Fredericksburg Contstruction, L.L.C. .

By: _____
George Tripkler, Member

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Elizabeth Trinkler and George Trinkler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Chief Manager and Member respectively (or other officer authorized to execute this instrument) of Fredericksburg Contstruction, L.L.C.., the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 18th day of September, 1998.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: My Commission Expires 9/18/99

State of Tennessee
County of Davidson

98 SEP 22 AM 10:40
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0490499

IDENTIF. & REFERENCE

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 133,500.00

_____
Affiant

Sworn and subscribed before me on the 18th day of September, 1998.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: My Commission Expires 9/18/99

361.00 09/22 0104 CHECK 504.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11121 PAGE 480

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	133500.00
CON TX	493.95
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	504.95
CHECK	504.95

09/22/98 01 10:40 0001 3617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0490499

IDENTIF. ↑ REFERENCE

98 SEP 22 AM 10:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1348969