8

BOOK 11185 PAGE 283

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Fridge (NAME)	Franklin Financial (NAME)	145-3-33
4901 Roselawn Circle (ADDRESS)	230 Public Square (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37064 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aileen McAlister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Fridge and wife, Barbara C. Fridge

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 2 on the Plan of Roselawn Estates, of record in Book 2900, Page 86, said Register's Office.

Said Lot No. 2 which is a corner lot, fronts 207.4 feet on the southerly margin of Tyne Boulevard and fronts 162.5 feet on the westerly margin of Roselawn Circle, said frontages being joined by a curve having a length of 39.27 feet, and extends back 232.4 feet on the southerly line and 187.5 feet on the westerly line to a point of intersection.

Being the same property conveyed to Aileen McAlister by deed from Luther Olin Tunstall of record in Book 8228, page 509, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 86; restrictions of record in Book 3067, page 362; all of record in the Register's Office for Davidson County, Tennessee.

Aileen Hood McAlister and Aileen McAlister are one and the same person.

unimproved ( )
This is improved (X) property, known as 4901 Roselawn Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 2nd day of November, 19 98

Aileen McAlister

STATE OF TENNESSEE

BOOK 11185 PAGE 284

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aileen McAlister, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of November, 19 98.

Commission expires 3.27.99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

WARRANTY DEED

FROM

Aileen McAlister

TO

Richard A. Fridge and wife,
Barbara C. Fridge

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

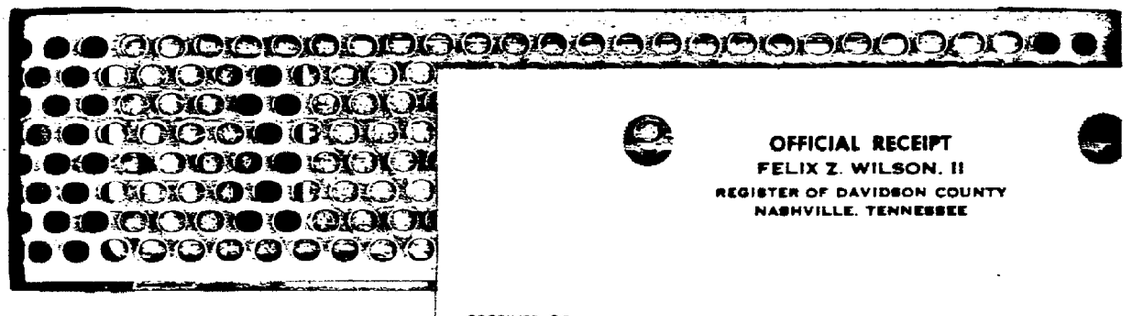
0507659

IDENTIF. ↑ REFERENCE

98 NOV -3 PM 1:06

REGISTER
DAVIDSON COUNTY, TN.

1750 11/03 0101 03CHECK



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

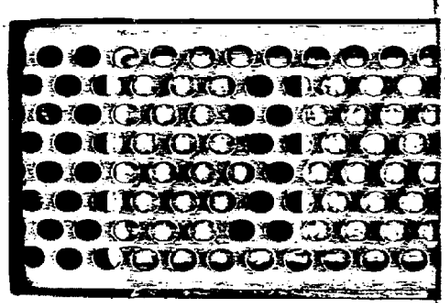
RECEIVED OF _____

FOR _____

BOOK 11185 PAGE 285

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	255000.00
			CON TX	943.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	954.50
			CHECK	954.50
		11/03/98	01	13:06 0001 1750



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0507659
IDENTIF. # REFERENCE

98 NOV -3 PM 1:06
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1366897