BOOK 11226 PAGE 57

FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
		Part of:
Alan H. Fruin and	Same	Map: 144
wife, Carolyn C. Fruin		Parcel: 96
2906 97th Circle		
Omaha, Nebraska 68124		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard M. Small**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Alan H. Fruin and wife, Carolyn C. Fruin** (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 9 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Richard M. Small by deeds of record in Book 9588, pages 586, 592, and 598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1998, a lien, which have been prorated between the parties.

2. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 10366, page 623, Register's Office for Davidson County, Tennessee, and Second Amendment of record in Book 10564, page 570, R.O.D.C.

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 the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of November 25th, 1998.

Richard M. Small

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Richard M. Small**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 25th day of November, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires NOV. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me this 25th day of November, 1998.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:_____

My Commission Expires NOV. 25, 2000

05118255
IDENTIF. & REFERENCE

98 DEC -1 AM 9:54
REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

small\fruin.gwd

3049 12/01 0101 03CHECK 843.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11226 PAGE 59

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 225000.00
				CON TX 832.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 843.50
				CHECK 843.50
			12/01/98	01 09:55 0001 3049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518255
IDENTIF. # REFERENCE

98 DEC -1 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

No. 1378082