BOOK 11271 PAGE 250

File 16174

File Box 9B
First Title and Escrow

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

Gerald G. Patterson, Attorney
P.O. Box 40347
Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN HOWARD FRIDRICH (NAME)	NEW OWNER (NAME)	Map 103-16-C
4225 Harding Road #302 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 302.00 Co.
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA79518

FOR AND IN 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, PHILOMENA PARKER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN HOWARD FRIDRICH, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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, Tennessee, being Unit 302 on the Plan of Wellington Arms of record in Plat Book 5200, page 316, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wellington Arms Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, page 241, corrected in Book 5740, page 897, said Register's Office.

Being the same property conveyed to Philomena Parker, unmarried by deed from Joan B. Neal, unmarried of record in Book 9438, page 359, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5721, page 241, corrected in Book 5740, page 897; (2) Charter of record in Book 5833, page 312; (3) Easements of record in Book 7692, page 861; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 316, said Register's Office.

0530114
IDENTIF. & REFERENCE

98 DEC 29 PM 3:49
REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 4225 Harding Road #302, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of December, 1998

Philomena Parker by Rick French, Attorney-in-Fact
PHILOMENA PARKER
BY: Rick French, Attorney-In-Fact by
Power of Attorney recorded simultaneously herewith

BOOK 11271 PAGE 251

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick French, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Philomena Parker and is authorized by the said Philomena Parker to execute this instrument on her behalf.

Witness my hand, at Office, this 18th day of December, 1998.

Notary Public

My Commission Expires:

9/18/99

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,300.00

John Howard Fridrich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 1998.

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

PHILOMENA PARKER

TO

JOHN HOWARD FRIDRICH

PLEASE RETURN TO

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

MAIL TAX BILL TO: SAME AS ABOVE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11271 PAGE 252

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CONT	106300.00
CON TX	393.31
PRFEE	1.00
MTGED	8.00
CFEE	2.00
TOTAL	404.31
CHECK	404.31

12/29/98 01 15:47 0001 5747

0530114
IDENTIF. & REFERENCE

98 DEC 29 PM 3:49

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403062