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@home.com

BOOK 11342 PG. 695

W & I Ref: (sk) Title No: 40686
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John M. Cyphers Allison Ashley 1220 Davidson Road Nashville, TN 37205	NationsBanc Mortgage Corporaiton P.O. Box 35140 Louisville, KY 40232

TAX MAP-PARCEL NUMBERS: 102-14-114

WARRANTY DEED
{Corporate]

FOR AND IN CONSIDERATION of the sum of **$ 135,000.00,** 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 Construction, L.L.C.**, a limited liability company hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Cyphers and Allison Ashley, as joint tennants with right of survivorship,** 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. 2 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. 2, which is a corner lot, fronts 70.77 feet on the easterly margin of Davidson Road, and fronts 100.70 feet on the northerly margin of Belton Drive, said frontages being joined by a curve having a length of 36.30 feet, and extends back 125.00 feet on the easterly line and 147.18 feet on the northerly line, to a point of intersection.

BEING the same property conveyed to Elizabeth Trinkler by deed from The Marchetti Company, a Tennessee Corporation of record in Book 10760, Page 443, Register's Office for said County. By Quitclaim Deed of record in Book 10958, Page 52, said Register's Office, the said Elizabeth Trinkler and husband, George Trinkler conveyed subject property to Fredericksburg Construction, 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 of record in Plat Book 9700, Page 213, said Register's Office, shows an owner's certificate, minimum setback lines to be determined by Metropolitan Zoning Regulations and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, an a 20 foot easement for private sewer along the westerly front line of said lot.

This is improved property, known as: 1220 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 16th day of February, 1999.

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 Construction, L.L.C.

By: _____
Elizabeth Trinkler, Chief Manager

BOOK 11342 PG. 696

Fredericksburg Construction, L.L.C.

By: _____
George Trinkler, 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 were identified as Chief Manager and Member respectively (or other officer authorized to execute this instrument) of Fredericksburg Construction, L.L.C. the within named bargainor, a limited liablity company, and the execution of the foregoing instrument as such member for the purposes therein contained, by signing in the name of the limited liablity company as such member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of February, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

_____
Notary Public

99 FEB 17 PM 1:08
DAVIDSON COUNTY, TN.
0549760
IDENTIF. & REFERENCE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 135,000.00

_____
Affiant

Sworn and subscribed before me on the ~~16th~~ 12th day of February, 1999.

_____
Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

STATE TAX 510.00
510.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11342 PG. 697

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

0549760

IDENTIF. A REFERENCE

99 FEB 17 PM 1:09

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	
	135000.00
CON TX	495.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	510.50
CHECK	510.50

02/17/99 01 13:07 0001 6655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425907