File Box 9B
First Title &
Escrow Co., Inc.

#16442

WARRANTY DEED

BOOK 11459 PG. 76

THIS INSTRUMENT PREPARED BY
Gerald G. Patterson, Attorney
P.O. Box 40347
Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward B. Waltemath (NAME)	Capital Bank & Trust Company (NAME)	Map 103-16-C
4225 Harding Road #302 (STREET ADDRESS OR ROUTE NUMBER)	1820 West End Avenue (STREET ADDRESS)	Parcel 302.00 Co.
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (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, JOHN HOWARD FRIDRICH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD B. WALTEMATH, 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 Condominium, 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 John Howard Fridrich, unmarried, by deed from Philomena Parker, unmarried, of record in Book 11271, page 250, said Register's Office.

This conveyance is made subject to: (1) 1999 taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5721, page 241, corrected in Book 5740, page 897; (3) Charter of record in Book 5833, page 312; (4) Easements of record in Book 7692, page 861; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 316, said Register's Office.

05817745

IDENTIFICATION REFERENCE

99 MAY -3 PM 2:38

4E8.70

unimproved ( )
This is improved (XXproperty, 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 30th day of April, 19 99

JOHN HOWARD FRIDRICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11459 PG. 77

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
JOHN HOWARD FRIDRICH
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of April, 19 99

My commission expires _____ Notary Public _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Edward Waltemath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 99.

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

Notary Public

WARRANTY DEED

FROM

JOHN HOWARD FRIDRICH

TO

EDWARD B. WALTEMATH

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 78

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

0581745

IDENTIFICATION/REFERENCE

99 MAY -3 PM 2:38

	121000.00
CO TX	447.70
PRFEE	1.00
MOTED	8.00
CFEE	2.00
TOTAL	458.70
CHECK	458.70

05/03/99 01 14:41 0001 0527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455221