BOOK 11550 PAGE 189

99 JUN 30 AM 11:

BILL CARRETT REGI
DAVIDSON COUNTY,

IDENTIF. → REFERENCE

00053855

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

W & I Ref: (gj) Title No: 41012
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David E. Frederiksen Renee Frederiksen 314 Greenway Avenue Nashville, TN 37205	United Air Lines EmployeesCredit Union 11545 W. Touhy Avenue Chicago, IL 60666

TAX MAP-PARCEL NUMBERS: 104-05-345

WARRANTY DEED

$225 0 30 0.01 CHECK B43-50

FOR AND IN CONSIDERATION of the sum of **$ 225000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barton W. Leonard, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David E. Frederiksen and spouse, Renee Frederiksen,** 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. 281 on the Plan of Richland Realty Company's First Addition to Subdivision "B" of record in Plat Book 332, page 174, said Register's Office.

SAID Lot No. 281 fronts 50 feet on the easterly margin of Greenway Avenue and extends back between parallel lines 193.0 feet to an alley.

BEING the same property conveyed to Barton W. Leonard by deed from Sharon S. Bates, unmarried, of record in Book 10166, page 237, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters as shown on the Plan, with Owner's Certificate, of record in Plat Book 332, Page 174, said Register's Office.

This is improved property, known as: 314 Greenway Avenue, 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 heirs 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 28th day of June, 1999.

Barton W. Leonard

State of Tennessee
County of Davidson

On this 28th day of June, 1999, before me the undersigned authority, personally appeared **Barton W. Leonard**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/15/2001

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225000.00

Affiant

Sworn and subscribed before me on the 28th day of June, 1999.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0605855

IDENTIF. & REFERENCE

99 JUN 30 AM 11:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	225000.00
CON TX	832.50
PRFEE	1.00
TDEED	8.00
CFEE	2.00
VOID	
WDEED	8.00-
ERR CO	
WDEED	8.00
VOID	
TDEED	8.00-
WDEED	8.00
BANK	843.50
CHECK	843.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/99 01 11:13 2001 4200

No. 1484664