PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:200005170049482 Page: 1 OF 3
REC'D FOR REC 05/17/2000 9:11:24AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $814.00

W & I Ref: (gj) Title No: 41677
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph M. Buffler Michele L. Buffler 5252 Fredericksburg Way East Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 171-3-C-17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 220000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael D. Fry and Yuriko Shinoda Fry, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph M. Buffler and spouse, Michele L. Buffler,** 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. 236 on the Plan of Fredericksburg Section 5C of record in Book 7900, page 509, amended in Book 9700, page 48, Register's Office for said County.

SAID Lot No. 236 fronts 65.98 feet on the easterly margin of Fredericksburg Way East and extends back 147.41 feet on the northerly line and 178.20 feet on the broken southerly line to a dead line in the rear, measuring 51.54 feet thereon.

BEING the same property conveyed to Michael D. Fry and wife, Yuriko Shinoda Fry by deed from Radnor Homes, Inc., of record in Book 10296, page 327, Register's Office for Davidson County, Tennessee. Michael D. Fry and Yuriko Shinoda Fry have since divorced by Final Decree of the 7th Circuit Court for Davidson County, Tennessee, Docket No. 99D-1613.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 509, and in Book 9700, page 48, said Register's Office, which Plan shows a 20 foot minimum building setback line from Fredericksburg Way East, together with additional setback designations and a 15 foot easement for utility purposes along the front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 7798, page 843, Book 8920, page 45, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This instrument is executed on behalf of Michael D. Fry by Robert A. Fry as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 5252 Fredericksburg Way East, Brentwood, TN

37027

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 15th day of May, 2000.

Michael D. Fry, By: Robert A. Fry, Atty-In-Fact

Yuriko Shinoda Fry

State of Tennessee
County of Davidson

On this 15th day of May, 2000, before me the undersigned authority, personally appeared **Yuriko Shinoda Fry**, 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.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____

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: $ 220000.00

Affiant

Sworn and subscribed before me on the 15th day of May, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

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, the within named **Robert A. Fry**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Michael D. Fry**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of May, 2000.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires MAY 28, 2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael D. Fry and Yuriko Shinoda Fry

TO: Joseph M. Buffler and Michele L. Buffler

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Robert A. Fry, Affiant

Sworn to and subscribed before me this
15th day of May, 1900.

Notary Public

My Commission Expires:_____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003