THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17371

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $885,658.60.

Affiant

Subscribed and sworn to before me, this 28th day of JUNE, 2000.

Notary Public

My Commission Expires: _____

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

Commission Expires SEPT. 23, 2003

Instr:200006290064713 Page: 1 OF 2
REC'D FOR REC 06/29/2000 10:54:58AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3276.94

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SPENCER HAYS 419 Jackson Boulevard Nashville, Tennessee 37205	NEW OWNER c/o Kevin Hickman P. O. Box 305140 ~~Nashville, TN 37230~~	MAP 116-14 PAR 125 FB BM6510

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, STEVE G. FRIDRICH , UNMARRIED, AND PHYLLIS MARTIN SLOAN, UNMARRIED,("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SPENCER HAYS AND WIFE, MARLENE HAYS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved ~~improved~~ property located at 419 JACKSON BOULEVARD, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of JUNE, 2000.

STEVE G. FRIDRICH

PHYLLIS MARTIN SLOAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVE G. FRIDRICH AND PHYLLIS MARTIN SLOAN, 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 28th day of JUNE, 2000.

My Commission Expires: _____

Notary Public

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

Commission Expires SEPT. 23, 2003

Land in Davidson County, Tennessee, being Lot Nos. 42 and 43 and part of Lot No. 44 on the Map of W.S. Bransford's Subdivision of Lot Nos. 35, 36, 37, 42 and 43, Division A, Belle Meade, as of record in Plat Book 547, page 133, Register's Office for said County and described according to a survey by John Kohl and Company, dated December, 1984, as follows:

Beginning at an iron pin in the westerly margin of Jackson Boulevard, being the common corner of Lot Nos. 41 and 42, thence with the westerly margin of Jackson Boulevard 247.80 feet in a northerly direction along the northerly margin of Lot Nos. 42, 43, and 44 to an iron pin in the northerly margin of Lot No. 44; thence south 46 deg. 27 min. 37 sec. west 260.64 feet to a point; thence south 47 deg. 13 min. 59 sec. east 27.83 feet to a point; thence south 33 deg. 10 min. 54 sec. east 142.03 feet to a point; thence north 63 deg. 29 min. 53 sec. east 267.16 feet to the point of beginning.

Being the same property conveyed to Steve G. Fridrich and Phyllis Martin Sloan, both unmarried, by deed from James R. Dismukes and wife, Karen E. Dismukes, appearing as Instrument No. 200005190050412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, page 133, said Register's Office.