Davidson County DEEDWARR
Recvd: 10/01/02 10:29 2pgs
Fees:13.00 Taxes:279.35

20021001-0118953

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

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $75,500.00

Affiant

Subscribed and sworn to before me, this 24th day of September, 2002.

Notary Public

My Commission Expires:

BRAD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MICHAEL SCOTT FREDERICKSEN	HOMECOMINGS FINANCIAL NETWOR	MAP 103-12-0-C
3831 West End Ave., #30	6525 MORRISON BOULEVARD, #33	PARCEL 030.00
Nashville, TN 37205	CHARLOTTE, NC 28211	FB# 26W09588

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, ROBERT GONZALES, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL SCOTT FREDERICKSEN, UNMARRIED, ("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 improved property located at 3831 West Avenue, #30, 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2002.

ROBERT GONZALES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT GONZALES, 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 24th day of September, 2002.

My Commission Expires: 10-26-05

Notary Public

CHAMPION NOTARY PUBLIC AT LARGE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 30 on the Plan of 3831 Condominium of record in Plat Book 5200, page 302, 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 3831 Condominium, a horizontal property regime established by Master Deed of record in Book 5699, page 857, said Register's Office.

Being the same property conveyed to Robert Gonzales, unmarried from Lagniappe Properties, LLC by quitclaim deed of record as Instrument No. 20021001011895 2 said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5699, page 857; (2) Charter of record in Book 5701, page 292; (3) Agreement of record in Book 5704, page 60; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 302, said Register's Office.