Davidson County DEEDWARR
Recvd: 03/03/03 13:21 3pgs
Fees:18.00 Taxes:555.00

20030303-0027506

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP41674

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura N. Lipscomb	Laura N. Lipscomb & Gigi C. Archuleta	143-1-A-227
227 Windsor Terrace Drive	227 Windsor Terrace Drive	
Nashville, TN, 37221	Nashville, TN 37221	

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, I/WE,

Shirley Fridrichsen and Jonas A. Fridrichsen and Jan Fridrichsen and Mark Fridrichsen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura N. Lipscomb and Gigi C. Archuleta, both unmarried persons,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 227 on the plan of Windsor Terrace Condominiums, Phase II, Tract "B", of record in Book 7436, page 667, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Fridrichsen, Jonas A. Fridrichsen, Jan Fridrichsen, and Mark Fridrichsen by Quitclaim Deed from Shirley Fridrichsen of record in Book 11438, page 3 and by Quitclaim Deed from Shirley McBryde and Anton Fridrichsen of record in Book 11201, page 369, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 227 Windsor Terrace Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 28th day of February, 2003

Shirley Fridrichsen by Jonas A. Fridrichsen Attorney in Fact
Shirley Fridrichsen by Jonas A. Fridrichsen,
Attorney In Fact

Jonas A. Fridrichsen
Jonas A. Fridrichsen

Jan Fridrichsen by Jonas A. Fridrichsen Attorney in Fact
Jan Fridrichsen by Jonas A. Fridrichsen,
Attorney In Fact

Mark Fridrichsen by Jonas A. Fridrichsen Attorney in Fact
Mark Fridrichsen by Jonas A. Fridrichsen,
Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Jonas A. Fridrichsen, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2003

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of February, 2003, personally appeared Jonas A. Fridrichsen, to me known to be the person who executed the foregoing instrument on behalf of Shirley Fridrichsen, Jan Fridrichsen, and Mark Fridrichsen as Attorney in Fact, and acknowledged that Jonas A. Fridrichsen executed the same as the free act and deed of the said Shirley Fridrichsen, Jan Fridrichsen, and Mark Fridrichsen.

Witness my hand and official seal this 28th day of February, 2003.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006