WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 298,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Frank Jankowski and Patricia J. Jankowski	Frank Jankowski and Patricia J. Jankowski	MAP:145-03
4901 Roselawn Circle	4901 Roselawn Circle	Parcel:33.00
Nashville, TN 37215	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RICHARD A. FRIDGE AND WIFE, CATHY D. FRIDGE

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

FRANK JANKOWSKI AND WIFE, PATRICIA J. JANKOWSKI

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

SEE EXHIBIT "A"

This is improved property known as 4901 Roselawn Circle, Nashville, TN 37215

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 27th day of June, 2003.

Richard A. Fridge

Cathy D. Fridge

Davidson County DEEDWARR
Recvd: 07/17/03 10:40 2pgs
Fees:13.00 Taxes:1102.60

20030717-0100257

STATE OF TENNESSEE
COUNT OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, RICHARD A. FRIDGE AND CATHY D. FRIDGE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 27th day of June, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Roselawn Estates, of record in Book 2900, Page 86, Register's Office for said County.

Said Lot No. 2, which is a corner lot, fronts 207.4 feet on the southerly margin of Tyne Boulevard and fronts 162.5 feet on the westerly margin of Roselawn Circle, said frontages being joined by a curve having a length of 39.27 feet, and extends back 232.4 feet on the southerly line and 187.5 feet on the westerly line to a point of intersection.

Being the same property conveyed to Richard A. Fridge and wife, Barbara C. Fridge by Warranty Deed from Luther Olin Tunstall, of record in Book 11185, Page 283, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein