THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22033-11-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $227,000.00. Affiant Subscribed and sworn to before me this 21st day of November, 2003. Notary Public My Commission Expires: 9-25-2004

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

WARRANTY DEED

Address New Owner: Carlos A. Da Cunha 214 Danbury Road New Milford, CT 06776	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.103.04 Parcel No. 247.00

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, Individually, as to an undivided one-half interest and Steve G. Fridrich, Trustee under the Jerry D. Fridrich Family Trust, as to an undivided one-half interest.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **Carlos A. Da Cunha, Married** ("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 4509 Colorado Avenue, Nashville, TN, 37209 and is not the principal residence of Steve G. Fridrich.

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 the 21st day of November, 2003.

Steve G. Fridrich

Steve G. Fridrich, Trustee of the Jerry D. Fridrich Family Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve G. Fridrich and Steve D. Fridrich, Trustee**, 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, at office, this 21st day of November, 2003.

Notary Public

My Commission Expires:
9-25-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/26/03 13:00 2pgs
Fees:13.00 Taxes:839.90

20031126-0172008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots 1 and 2 Johnson Bransford's subdivision of the northwest part of Block No. 28 - Sylvan Park Subdivision in Plat Book 5190, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steve G. Fridrich by deed dated, August 28, 1979 from Oscar H. Mason, et. ux., Dorothy B. Mason, of record in Book 5490, page 988, Register's Office for Davidson County, Tennessee. Steve G. Fridrich having since conveyed an undivided one-half interest unto Steve G. Fridrich a sTrustee under the Jerry D. Fridrich Family Trust by Quitclaim Deed of record in Book 9195, page 94.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) All matters appearing on the Plan of record in 5190, page 333, Register's Office for Davidson County, Tennessee.