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. 22214-01-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 30th day of January, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Steve G. Fridrich 3823 Bedford Avenue Nashville, TN 37215	New Owner	Map No.117.14 Parcel No. 014.00

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, **Samuel G. Craig* and Scott Leathers**** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **Steve G. Fridrich, Individually and Steve G. Fridrich, Trustee under the Jerry D. Fridrich Family Trust** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried **married

This is improved property located at 3823 Bedford Avenue, Nashville, TN, 37215

Subject property is not residential property.

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 30th day of January, 2004.

Samuel G. Craig by Scott Leathers
as Attorney-In-Fact

Scott Leathers

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Scott Leathers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Samuel G. Craig** as his Attorney-In-Fact, as the free and and deed of the within named **Samuel G. Craig**.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2003.

Notary Public

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

My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott Leathers**, 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 30th day of January, 2004.

Notary Public

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

My Commission Expires: My Commission Expires SEPT. 25, 2004

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 02/04/04 14:53 2pgs
Fees:13.00 Taxes:814.00

20040204-0013820

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 4 and the southerly 25 feet of Lot No. 5, Block "C" on the Map of Hillsboro Views Development Company's Subdivision, as of record in Book 974, pages 64 and 65, Register's Office for said County.

Said parts of said lots adjoin and front together 75 feet on the westerly side of Bedford Avenue and run back between parallel lines 191 feet to a dead line.

Being the same property conveyed to Lorrin C. Shepard, Unmarried and Samuel G. Craig, Unmarried, a 1/2 undivided interest each, as Tenants in Common, by deed dated, June 22, 1984 from Frances Killen Grimm Connolly, Unmarried of record in Book 6322, page 501, Register's Office for Davidson County, Tennessee. Lorrin C. Shepard and wife, Leslie Shepard have conveyed their 1/2 undivided interest to Scott Leathers by Quit Claim Deed of record in Book 8312, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 41, Register's Office for Davidson County, Tennessee;
3) All matters appearing on the Plan of record in Book 974, page 64-65, Register's Office for Davidson County, Tennessee.