RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/04 14:02 2pgs
Fees:13.00 Taxes:861.36

20040504-0050632

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $232,800.00.

Affiant

Subscribed and sworn to me on April 30, 2004.

NOTARY PUBLIC

JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20030SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gerald D. Fridrich 2209 Poston Avenue Nashville, TN 37203	SAME	117-14-13

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Martha E. Fulks, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gerald D. Fridrich, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the north 25 feet of Lot No. 3 and the south 50 feet of Lot No. 4, of Block "C", on the Map of Hillsboro Views Development Company's subdivision, of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee.
>
> Said part of said lots adjoin and front together 75 feet on the west side of Bedford Avenue and run back between parallel lines, 191 feet to a dead line.
>
> Being the same property conveyed to Martha E. Fulks, by Warranty Deed from J.P. Stallworth, Jr., and wife, Ruth V. Stallworth, of record in Book 2705, page 299, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee; and

3. Easement for sanitary sewers and/or storm drainage, of record in Book 3914, page 37, Register's Office for Davidson County, Tennessee; and
4. 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.

This property is also known as improved property located at 3825 Bedford Avenue, 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on April 30, 2004.

Martha E. Fulks

Martha E. Fulks

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 30, 2004, before me personally appeared Martha E. Fulks to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 30, 2004.

Julie BP

NOTARY PUBLIC

My Commission Expires: _____

JULIE BHATTACHARYA PEAK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Julie Bhattacharya Peak
My Commission Expires
May 28, 2006
STATE OF TENNESSEE