This transfer is exempt from the Tennessee real estate recording tax pursuant to Chapter 721, Public Acts 1994, amending T.C.A. § 67.4-409(a)(3).

Davidson County DEEDWARR
Recvd: 05/06/04 10:36 2pgs
Fees:12.00 Taxes:0.00

20040506-0051790

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

John A Fritschka
Affiant

Subscribed and sworn to before me this 5th day of May, 2004.

Bobby M. Fuqua
Notary Public

My Commission expires: 2/23/05

This instrument was prepared by:
John R. Vermillion
515 Maryland Way
Brentwood, Tennessee 37027

Address New Owner as Follows:
The John A. Fritschka and Linda F. Fritschka Revocable Living Trust
206 Moncrief Avenue
Goodlettsville, Tennessee 37072

Send Tax Bills to:
The John A. Fritschka and Linda F. Fritschka Revocable Living Trust
206 Moncrief Avenue
Goodlettsville, Tennessee 37072

Map-Parcel Numbers:
25-4-0 -002.02

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JOHN A. FRITSCHKA and LINDA F. FRITSCHKA, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, transferred and conveyed and do hereby bargain, sell, transfer and convey unto JOHN A. FRITSCHKA and LINDA F. FRITSCHKA, as Trustee of THE JOHN A. FRITSCHKA AND LINDA F. FRITSCHKA REVOCABLE LIVING TRUST, its heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, to-wit: A certain tract of land in the 10th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the southerly margin of Moncrief Avenue, common corner of Tracts 1 and 2; thence with the line between Tracts 1 and 2, South 3° 04' East 150 feet to a point; thence South 87° 00' West, 72 feet to the common corners of Tract 2 and 3; thence North 3° 04' West, 150 feet to the margin of Moncrief Avenue; thence with said Moncrief Avenue, North 87° 00' East, 72 feet to the point of beginning.

Source of Grantor's interest is a deed recorded in Book 8757, Page 568, _____ Register's Office of Davidson County, Tennessee.

The above described property is ☒ improved ☐ unimproved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantors covenant that Grantors will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantors but not further or otherwise.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

WITNESS my hand this 5th day of May, 2004.

John A. Fritschka
JOHN A. FRITSCHKA

Linda F. Fritschka
LINDA F. FRITSCHKA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN A. FRITSCHKA and LINDA F. FRITSCHKA, 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 Goodlettsville, Tennessee, this 5th day of May, 2004.

Bobby G. Finley
Notary Public, State of Tennessee
My Commission expires: 2/23/05.

BOBBY G. FINLEY NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY