THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26751-06-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me this 11th day of October, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Elizabeth T. Austin 116 Windsor Drive Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 130020045.00

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, **Gerald D. Fridrich, Jr. and wife, Heather K. Fridrich**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth T. Austin, Unmarried** ("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 116 Windsor Drive, Nashville, TN 37205

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 11th day of October, 2007.

Gerald D. Fridrich

Heather K. Fridrich

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerald D. Fridrich and Heather K. Fridrich**, 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 11th day of October, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/12/07 15:04 2 pgs
Fees:13.00 Taxes:2867.50

20071012-0121720

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 136 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision as of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gerald D. Fridrich, Jr., unmarried by deed dated May 29, 1992 from H.C. Summers and Dorothy S. Gilliam and Mildred S. McDonald and Beverly S. Gates, Heirs at Law of Myrtle McKenny Summers of record in Book 8640, page 314, Register's Office for Davidson County, Tennessee.

Together with a joint driveway easement of record in Book 10751, page 324, said Register's Office.

This conveyance is made subject to:

1. 2007 City/County/State Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for detached Structure recorded in Instrument No. 20001002-0097134, Register's Office for Davidson County, Tennessee.
4. Joint Driveway Easement of record in Book 10751, page 324, Register's Office for Davidson County, Tennessee.