File Box 9-B

BILL GARRETT, Davidson County
Trans:T20130085106 DEEDWARR
Recvd: 10/02/13 11:11 4 pgs
Fees:23.00 Taxes:15221.80
20131002-0103394

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $4,114,000.00. Affiant Subscribed and sworn to before me this 1st day of October, 2013. Notary Public My Commission Expires: MAY 3, 2016

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

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Phyllis Sloan Fridrich and husband, Steve G. Fridrich 4431 Tyne Blvd. Nashville, TN 37215	SAME	13010010500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY AND FRANK M. BUMSTEAD, AS EXECUTORS OF THE ESTATE OF ALYNE QUEENER MASSEY,** hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **PHYLLIS SLOAN FRIDRICH AND HUSBAND, STEVE G. FRIDRICH,**

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on plat combining of Lots of the Resubdivision of Lot 1 and Lot 2, Revised Massey Property No. 2, of record at Instrument No. 20090806-0073955, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Alyne Q. Massey by deed dated May 27, 1975, from Jack C. Massey, of record in Book 4943, page 253, Register's Office for Davidson County, Tennessee and by Mutual Quitclaim Deed dated December 14, 1979, of record in Book 5546, page 638, Register's Office for Davidson County, Tennessee. The said Alyne Q. Massey having since died on September 11, 2012. By her Will of record as No. 12P1427, Davidson County Probate Court Clerk's Office, she directed that her real property be administered as a part of her probate estate, subject to the control of the Executors for purposes of administration. Lettes Testamentary were issued to Jeffrey Mobley and Frank M. Bumstead. Alyne Q. Massey and Alyne Queener Massey are one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20090806-0073955, Register's Office for Davidson County, Tennessee.

3. Easement Agreement dated November 30, 2001, by and between Alyne Q. Massey and George R. Mudter, Jr., Trustee, of record in Instrument No. 20020102-0000339, Register's Office for Davidson County, Tennessee and re-recorded at Instrument No. 20020123-0008958, Register's Office for Davidson County, Tennessee..

4. Five (5) foot easement for relocation of branch running 300 feet from Belle Meade Boulevard along the southerly line of premises as set out in Book 4097, page 695, Register's Office for Davidson County, Tennessee.

5. Agreement for the Dedication of a Temporary Easement for Construction of Sanitary Sewers and/or Drainage Easement of record in Book 5408, page 28, Register's Office for Davidson County, Tennessee, Book 5914, page 457and at Book 8896, page 537, Register's Office for Davidson County, Tennessee.

6. Subject to the flow of Richland Creek.

This is improved property known as: 4431 Tyne Blvd., 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 Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 1st day of October, 2013.

Jeffrey Mobley, Executor of the Estate of Alyne Queener Massey

Frank M. Bustead, Executor , Executor of the Estate of Alyne Queener Massey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY, EXECUTOR,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2013.

Julia C. Hunt
Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
December 6, 2016

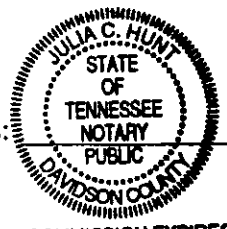
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK M. BUSTEAD, EXECUTOR** , the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October, 2013.

Julia C. Hunt
Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
December 6, 2016