K 3100

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Nine hundred sixty five-------

----------(965.00)---------- DOLLARS

paid in cash, the receipt of which is hereby acknowledged, and the assumption and agreement to pay the balance amount of a note due Fidelity Federal Savings & Loan Association which note is secured by a Deed of Trust of record in the Register's Office for Davidson County, Tennessee in Book_____, page_____, to, Andrew Lee Franklin and wife, Susie S. Franklin

_____ have bargained and sold, and by these presents do transfer and convey unto the said John B. Wade, his

_____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 2 on the Plan of Fairview Addition to Nashville, as of record in Book 37, page 94, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the Northerly side of Argyle or Fairview Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Andrew Lee Franklin and wife, Susie S. Franklin by deed from Hallernee Realty Company, Inc. of record in Book 2540, page 477, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John B. Wade, his

_____ heirs and assigns, forever.

And we do covenant with the said John B. Wade

_____ 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.

And we, Andrew Lee Franklin and wife, Susie S. Franklin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John B. Wade, his

_____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18th day of July, 19 80

/ Andrew L. Franklin

/ Susie S. Franklin

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