 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,500.00

John S. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 1968

R. T. Peeler
Notary Public

MY COMMISSION EXPIRES: July 14, 1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr. (NAME) Attorney at Law 1220 Stahlman Bldg. Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Franklin etal (NAME)	Murphree Mortgage Co. (NAME)	2DA-56635
1006 Kirby Drive (STREET ADDRESS OR ROUTE NUMBER)	3rd Ave. N. at Union st. (STREET ADDRESS)	Map 107-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 152

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Oscar R. Daume and wife, Bonnie H. Daume

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Franklin and W.A. Franklin, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 109 in the Plan of Miro Meadows Subdivision of record in Book 1424 pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot NO.109 fronts 70 feet on easterly side of Kirby Drive and runs back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Oscar R. Daume and wife, Bonnie H. Daume by deed from Joseph H. Taylor and wife, of record in Book 1938, page 107, Register's Office for said County.

This conveyance is made subject to a first mortgage of record in Book 1744, page 185, and a second mortgage of record in Book 1744, page 177, Register's Office for Davidson County, Tennessee, originally made payable to Guaranty Mortgage Co., but which has since been transferred and which is now being collected by Murphree Mortgage Co., Nashville, Tennessee.

This conveyance is made subject to all restrictive convenants, easements, and setback lines that are applicable to the above described property.

This is improved ( ) unimproved ( ) property, known as 1006 (House Number) Kirby Drive (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 this 29 day of June, 1968

X Oscar R. Daume

X Bonnie H. Daume

STATE OF TENNESSEE
Davidson County

BOOK 4248 PAGE 997

Personally appeared before me, R T Presley, a Notary Public in and for said County and State, the within named Oscar R. Daume and wife, Bonnie H. Daume

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27 day of June 19 68

Commission expires Feb 16, 1969

R T Presley
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Oscar R. Daume and wife, Bonnie H. Daume

TO

John S. Franklin

W.A. Franklin, Jr.

Mail: Murfreesboro Rd. Realty Co. 1327 Vultee Blvd. Nashville

A 04226

IDENTIF. REFERENCE

JUL 8 10 35 AM '68

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-8 CONV *8,500.00
JUL-8 S'TAX A* 22.10
JUL-8 PRFEE A* .50
JUL-8 WDEED A* 3.00 * 25.60