This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC-212332

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 72-15 Par. 207	Mr/Mrs James Franklin	National Mortgage Company 4041 Knight Arnold Road Memphis, Tennessee 38118
FIELD BOOK NUMBER(S) 19.0 15D-35030	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 1615 Riverside Drive	LOAN OR ACCOUNT NO.
		PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged

TILLIE EARLS BISSELL WATERSTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES FRANKLIN and wife, CELESTA M. FRANKLIN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 31 on the Map of Riverside Drive Subdivision, as of record in Book 974, page 60.

Said Lot No. 31 fronts 50 feet on the easterly side of Riverside Drive, and runs back 203 feet more or less on the north line and 200 feet more or less on the south line, to the westerly line of Lot No. 55 on which it measures 50 feet, as measured by Z. J. Wilkinson, Surveyor, October 12, 1940.

Being the same property conveyed to Tillie Earls Bissell Waterston, by deed from Martha Katherine M. Turner, as of record in Book 4343, page 369.

This conveyance is made subject to restrictions of record in Book 1165, page 74.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1969 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of October, 1969.

Tillie Earls Bissell Waterston

Tillie Earls Bissell Waterston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4376 PAGE 881

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Tillie Earls Bissell Waterston the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of October, 1969.

My commission expires: July 26, 1970.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 69

MY COMMISSION EXPIRES July 26, 1970. (AFFIX SEAL) Reau E. Folk, Jr. Notary Public

NOTICE

A 5 9 4 0 1

WARRANTY DEED
REF: mas

FROM
TILLIE EARLS BISSELL WATERSTON

TO
JAMES FRANKLIN and wife

IDENTIF. REFERENCE

Nov 3 2 50 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

NOV-3 69	CONV	11,250.00			
NOV-3 69	S'TAX		B*	29.12	
NOV-3 69	PR'FEE		B*	.50	
NOV-3 69	W'DEED		B*	3.00	* 32.62

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public