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IDENTIF. REFERENCE

MAR 18 10 11 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4486 PAGE 928 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 19 71

Notary Public

MY COMMISSION EXPIRES: 2-7-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Peggy Akin, 905 Gallatin Road, Madison, Tennessee, 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl W. Franklin and wife (NAME)	New Owners (NAME)	54-10-9
Julia R. Franklin		
308 Freda Villa (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jacobus S. Favier and wife, Hendrika Favier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl W. Franklin and wife, Julia R. Franklin

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. 140, previously shown as "Reserved Parcel "A" on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, page 108, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Kennett Road common corner of Lots 140 and 139; thence with the line between said two lots north 48 deg. 36' east 400.2 feet to the rear line of Lot 140; thence with said rear line, a broken line, south 55 deg. 39' east 49.7 feet; south 6 deg. 16' east 79.9 feet; and south 55 deg. 19' east 48.0 feet, to the common rear corner of Lots 140 and 141; thence with the line between said two lots south 54 deg. 35' west 386.3 feet to a point in the northeasterly margin of Kennett Road; thence with said margin northwesterly 130.0 feet to the point of beginning.

Being the same property conveyed to Jacobus S. Favier and wife, Hendrika Favier, by deed from J. R. Coarsey, Trustee, of record in Book 4289, page 724, Register's Office for said County.

unimproved (X)
This is improved ( ) property, known as Lot # 140, Kennett Road, Old Hickory, Tenn. 37138
(House Number) (Street) (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 hand s this 17th day of March, 19 71

JACOBUS S. FAVIER

HENDRIKA FAVIER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mrs. Alfred R. Akin, a Notary Public in and for said County and State, the within named Jacobus S. Favier and wife, Hendrika Favier

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 Madison, Tennessee, this 17th day of March 19 71

Commission expires 2-7-73

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

Mail to: J.R. Coarsey Realty Co.
905 Gallatin Road, Madison

WARRANTY DEED

FROM

JACOBUS S. FAVIER AND WIFE,

HENDRIKA FAVIER

TO

CARL W. FRANKLIN AND WIFE,

JULIA R. FRANKLIN

MAR 1971	CONV	14,500.00			
MAR 1971	S'TAX		A*	37.70	
MAR 1971	PR'FEE		A*	.50	
MAR 1971	W'DEED		A*	3.00	* 41.20

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.