This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN

BOOK 1496 PAGE 285

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

W. H. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 71

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 2, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY, CHERNAU & CASTLEMAN, 218 3rd Ave.No., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs.Wm.Henry Franklin (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 115-4
4407 Colorado Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 253
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	fd

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, Clarence Wayne Franklin and wife, Bonnie Franklin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM HENRY FRANKLIN AND WIFE, ILA FRANKLIN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, all of our right, title and interest in and to A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 of Block 29 on the Map of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said Lots Nos. 3 and 4 front together 100 feet on the southerly side of Colorado, formerly 9th, Avenue, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Clarence Wayne Franklin and wife, Bonnie Franklin, and William Henry Franklin and wife, Ila Franklin, by deed from Woodrow William Pettus and wife, Stella Mae Pettus, of record in Book 2883, page 293, said Register's Office.

This is improved (X) unimproved ( ) property, known as 4407 (House Number) Colorado Avenue (Street) Nashville, Tennessee 37209 (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 23rd day of April, 19 71

Clarence Wayne Franklin

Bonnie Franklin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Clarence Wayne Franklin and wife, Bonnie Franklin

the bargainor S, 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 23rd day of April 1971

Commission expires My Commission Expires JULY 29, 1974

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

12,852-6

WARRANTY DEED

FROM

CLARENCE WAYNE FRANKLIN AND WIFE, BONNIE FRANKLIN

TO

WILLIAM HENRY FRANKLIN AND WIFE, ILA FRANKLIN

B 12275

IDENTIF. REFERENCE

APR 26 9 39 AM '71

FELIX Z. ALLEN II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR26	CONV	*9,500.00			
APR26	S'TAX		A*	24.70	
APR26	PR'FEE		A*	.50	
APR26	W'DEED		A*	3.00	* 28.20