BOOK 4609 PAGE 440

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Franklin, et ux (NAME)	Security Federal Savings & Loan Assn. (NAME)	75-4
Lot 344, Phoenix Ave., (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	133
Hermitage, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	100

FOR AND IN CONSIDERATION of the sum of Twenty-Eight Thousand Nine Hundred and No/100-- ----------($28,900.00) ---------- *Dollars,*

cash in hand paid by James R. Franklin and wife, Mary Beth Franklin, the receipt of all of which is hereby acknowledged,

Viking Homes, Inc. *has bargained and sold, and does hereby transfer and convey unto the said* James R. Franklin and wife, Mary Beth Franklin, their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being lot No. 344 on the Plan of Tulip Grove, Section 6, as of record in book 4460, page 19, Register's Office for said County.
Said lot No. 344 fronts 85 feet on the northerly side of Pheonix Drive, and extends back 150 feet on the easterly line and 154 feet on the westerly line to a dead line measuring 97.39 feet thereon.
Being part of the property conveyed to Viking Homes, Inc., by deed from Miller Kimbrough, Trustee, of record in book 4573, page 901, said Register's Office.

This Instrument Was Prepared By
Lowell W. Pedigo (W.P.P.)
Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28900.00

Subscribed and sworn to before me, this the 8 day of June 1972

Affiant

My commission expires: May 17 1972 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James R. Franklin and wife, Mary Beth Franklin, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said James R. Franklin and wife, Mary Beth Franklin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* June, 1972, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

VIKING HOMES, INC.
Jack L Clark
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Paul K. Brown, a Notary Public of the State and County aforesaid, personally appeared Zack R. Cheek, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Viking Homes, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this ..... day of ....., 19....

Paul K. Brown Notary Public

Commission expires Aug 17, 1972

JUN 12 72 CONV 28,900.00
JUN 12 72 S TAX A* 75.14
JUN 12 72 PR FEE A* .50
JUN 12 72 W DEED A* 4.00 * 79.64

WARRANTY DEED

FROM

Viking Homes, Inc.

TO

James R. Franklin, et ux

B 6 3 0 7 3

IDENTIF. REFERENCE

JUN 12 3 34 PH '72

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE