FORM NO. WD-1

BOOK 4808 PAGE 34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,960.24

Geo. W. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1974

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: 7/20/76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Building Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Franklin et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	9D 56831
631 Hicks Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 128-10
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 93

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, Andrew S. Allen and wife, Jo O. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Franklin and wife, Justina B. 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. 122 on the Plan of Stacy Square Subdivision, Section 3, as of record in Book 4175, page 154, Register's Office for said County.

SAID Lot No. 122 fronts 87 feet on the westerly side of Hicks Road, and extends back 152.4 feet on the northerly line and 140.0 feet on the southerly line, to a dead line in the rear, measuring 51.88 feet thereon.

BEING the same property conveyed to Andrew S. Allen and wife, Jo O. Allen, by deed from C & S Builders, Inc. of record in Book 4504, page 452, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4175, page 154, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantees herein to Murphree Mortgage Company, in the original principal amount of $18,000.00, of record in Book 4504, page 454, REgister's Office for Davidson County, Tennessee

This is unimproved ( ) improved (X) property, known as 631 Hicks Road, Nashville, Tennessee 37221
(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 April, 1974

Andrew S. Allen

Jo O. Allen

BOOK 1808 PAGE 35

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew S. Allen and wife, Jo O. Allen

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 17th day of April 19 74

Commission expires 8/9/75

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

file in box # 4

WARRANTY DEED

FROM
ANDREW S. ALLEN ET UX

TO
GEORGE W. FRANKLIN ET UX

C50952

IDENTIF. REFERENCE

APR 22 2 17 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR22	CONV	21,960.24			
APR22	STAX		A*	57.20	
APR22	PRFEE		A*	.50	
APR22	WDEED		A*	4.00	* 61.70