THIS INSTRUMENT WAS PREPARED BY:
Leroy J. Ellis, III, Attorney
1703 Parkway Towers
Nashville, Tennessee 37219

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery J. Franks & wife (NAME)	SAME (NAME)	Map
2901 Westmoreland Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel
Nashville, Tenn. 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	24W-4750

For and in Consideration of the sum of Thirty Thousand and NO/100 ($30,000.00) *DOLLARS*

cash in hand paid by Jeffery J. Franks and wife, Victoria E. Franks, the receipt of which is hereby acknowledged, I, Mary Dickson Weakley,

MAY 17 CONV 30,000.00
MAY 17 S'TAX A* 78.00
MAY 17 PR'FEE A* .50
MAY 17 W'DEED A* 6.00 * 84.50

have bargained and sold, and by these presents do transfer and convey unto the said Jeffery J. Franks and wife, Victoria E. Franks *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain tract or parcel of land in Davidson County, Tennessee being Lot Number 37 and the easterly 5 feet of Lot Number 38 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, of the Register's Office for Davidson County, Tennessee.

Said Lot Number 37 and the easterly 5 feet of Lot Number 38 are described together as follows:

Beginning on the southerly margin of Westmoreland Drive 5 feet westerly from the corner of Lots 37 and 38; thence southerly 186 feet to the northerly margin of an alley; thence with said alley easterly 70 feet, more or less, to the westerly margin of 29th Avenue South, thence with the westerly margin of said Avenue, northerly to the beginning of a curve; thence around said curve northwesterly to the southerly margin of said Drive; thence with the southerly margin of said drive westerly to the beginning.

Included in the above description, but excluded therefrom, is that part of said property conveyed to J. J. Ray and wife, Ruth D. Ray, by deed from S. A. Weakley and wife, Mary D. Weakley, of record in Book 2195, page 585, Register's Office for said County and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: In the city of Nashville, on the south side of Westmoreland Drive. Beginning at a point sixty-one (61) feet

(DESCRIPTION CONTINUED ON REVERSE SIDE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 19 74

Notary Public

My commission expires: 4/25/76 (Affix Seal)

more or less from the northwest corner of the J. J. Ray and wife tract of land, said point being at the eastern edge of the eastern concrete driveway strip and seven feet four inches (7'4") more or less eastward from the east face of a concrete wall and on the southern margin of the sidewalk, said point being the corner of the S. A. Weakley and wife and the J. J. Ray and wife tracts of land, thence eastward one foot more or less to the western face of a stone wall, thence in a general southerly direction along the various courses of the western face of the said stone wall one hundred and eighty-six (186) feet more or less to a point on the northern margin of an alley, said point being the corner of the S. A. Weakley and wife and the J. J. Ray and wife tracts of land, thence in a general northerly direction one hundred and eighty-six (186) feet more or less in a straight line to the point of beginning. The strip of land described herein is three and one half (3-1/2) feet more or less wide at its widest point, opposite the southeast corner of the J. J. Ray and wife residence.

Being a part of the same property conveyed to S. A. Weakley and wife, Mary Dickson Weakley, by deed from M. J. Kingins and wife, Lucile M. Kingins of record in Book 923, page 4, Register's Office for Davidson County, Tennessee. The said S. A. Weakley having since died.

This is unimproved ( ) improved (X) property, known as 2901 Westmoreland Drive, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffery J. Franks and wife, Victoria E. Franks their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except easement of record in Book 3701, page 24, said Register's Office, and 1974 taxes, which are pro-rated and assumed by the grantees.

And I, Mary Dickson Weakley, *do further covenant and bind* myself, my *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.*

Witness my *hand this* 16th *day of* May, *19* 74., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Dickson Weakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State, the within named* MARY DICKSON WEAKLEY

the bargainor....., 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* 16 *day of* May, *19* 74.

Mary Ensey, *Notary Public.*

Commission Expires 4/25/76.

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

C54 6 T 1 IDENTIFICATION REFERENCE MAR 17 9 06 AM '74 DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....