This instrument prepared by:
DON L. SMITH, ATTORNEY
American Trust Building
Nashville, Tennessee

BOOK 4896 PAGE 216

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael Franks et ux.	Home Federal Savings & Loan Assn.	8D-47975
(NAME)	(NAME)	
416 West Hillwood Drive	Fourth Avenue North	103-13-18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------

----------($10.00) ---------- *Dollars,*

cash in hand paid by Michael Franks and wife, Mary R. Franks, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Michael Franks and wife, Mary R. Franks have assumed and agree to pay the unpaid balance of an original indebtedness of $30,000.00 secured by deed of trust of record in book 4693, page 46, Register's Office for Davidson County, Tennessee,

We, DANIEL S. HOROWITZ and wife, PATRICIA M. HOROWITZ,

have this day bargained and sold, and do hereby transfer and convey unto the said

MICHAEL FRANKS and wife, MARY R. FRANKS, their

(successors), heirs and assigns,

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

Being Lot No. 48 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County.

Said Lot No. 48 fronts 343.67 feet on the northeasterly side of West Hillwood Drive and runs back 350 feet on the northwesterly line and 255 feet on the southeasterly line to a dead line, measuring 228.8 feet thereon.

Being the same property conveyed to Daniel S. Horowitz and wife, Patricia M. Horowitz, by deed from Edward K. Phillips and wife, Elizabeth G. Phillips, of record in Book 4693, page 44, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me, this the 14th day of March 19 75

Affiant Mary R. Franks

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

Notary Public Mary E. Ingram

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 416 West Hillwood Drive, Nashville, Tennessee
(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

Michael Franks and wife, Mary R. Franks, their

(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael Franks and wife, Mary R. Franks, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 14th *day of* March, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Patricia M. Horowitz

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, Daniel S. Horowitz and wife, Patricia M. Horowitz,

the within named 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 Nashville, Tennessee this 14th day of March, 19 75.

Mary Ensley
Notary Public

Commission expires 4/25/76

MARY ENSLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE SEAL

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.....

MAR 14 75	CONV	57,000.00			
MAR 14 75	S'TAX		A*	148.20	
MAR 14 75	PR'FEE		A*	.50	
MAR 14 75	W'DEED		A*	4.00	* 152.70

PLEASE RETURN TO CHICAGO TITLE INS. CO. 425686

WARRANTY DEED

FROM
Daniel S. Horowitz et ux.

TO
Michael Franks et ux.

C 90695

IDENTIF. REFERENCE

MAR 14 12 33 PM '75

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238