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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16000.00

M. L. Randall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 1974.

Edith H. Hinsley
Notary Public

MY COMMISSION EXPIRES: 5-5-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. M. L. Randall et ux (NAME)	Kimbrough Kavanaugh & Associates (NAME)	27W-20085
905 Stahlman Building (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

mail to

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, Roy B. Franklin and wife, Eloise L. Franklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. L. Randall et ux Shirley L.

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 the easterly 50 feet of an unnumbered lot on the Plan of J. G. Grimmim's Grand Avenue Addition, of record in Book 974, page 35, Register's Office for Davidson County, Tennessee.

Beginning at the southwest corner of Emmett, formerly Evon Street, and Granada, formerly Grand Avenue, said point being 350 feet west of the westerly margin of Bailey, formerly Remmel Street; thence with the westerly margin of Emmett Street, south 2 degrees 30 minutes west 120 feet, more or less, to a point; thence north 87 degrees west 50 feet; thence north 2 degrees 30 minutes east 120 feet more or less; to an iron pin on the southerly margin of Granada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Roy B. Franklin and wife, Eloise L. Franklin, by deed from Herschel Cooper Goodman and wife, Margaret Lorene Goodman, as of record in Book 4284, page 312, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a deed of trust executed by Roy B. Franklin and wife, Eloise L. Franklin, to Miller Kimbrough, Trustee, securing Kimbrough-Kavanaugh Associates in the original principal sum of $8,200.00, dated November 1, 1968, of record in Book 4284, page 314, Register's Office for Davidson County, Tennessee.

All sums of money held in escrow by Kimbrough-Kavanaugh & Associates or assigns, including the prepaid hazard insurance coverage now in force, in connection with said loan and property, is herewith transferred to buyers.

This is unimproved ( ) improved (XX) property, known as 1018 (House Number) Granada Avenue (Street) Nashville, Tenn. 37206 (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 1st day of November, 1974

Roy B. Franklin

Eloise L. Franklin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Roy B. Franklin and wife, Eloise L. Franklin

the 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 1st day of November 1974.

Commission expires May 5-1976

Edith Hempsey
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

C 95211

WARRANTY DEED

FROM
Roy B. Franklin et ux

TO
M. F. & Etux

IDENTIF. REFERENCE

APR 22 2 02 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR22'75	CONV	11,000.00			
APR22'75	S'TAX		A*	28.60	
APR22'75	PR'FEE		A*	.50	
APR22'75	W'DEED		A*	4.00	* 33.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.