ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Lehman E. Franks	Same as new owner	104-9-48
(NAME)	(NAME)	
3725 Central Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----$10.00---------- TEN AND NO/100---------- DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations,

OCT 16 75	CONV	27,000.00			
OCT 16 75	S'TAX		A*	70.20	
OCT 16 75	PR'FEE		A*	.50	
OCT 16 75	W'DEED		A*	4.00	* 74.70

We, W. C. Harbison and wife, Helen L. Harbison

have bargained and sold, and by these presents do transfer and convey unto the said Lehman E. Franks and wife, Delana C. Franks

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 178 on the Map of the Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for said County.
Said Lot No. 178 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to W. C. Harbison and wife, Helen L. Harbison by deed from Samuel M. Pratt, Jr., et al, being the heirs at law of Margaret Pratt Cobb, deceased of record in Book 3226, page 613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the 1975 property tax which has been prorated and payment assumed by the grantees herein; and also subject to a Rehabilitation Notice recorded in Book 4855, page 807, Register's Office for said County.

This is improved (X) property, known as 3725 Central Avenue (House Number) (Street)
unimproved ( )

Nashville, Tennessee
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 15th day of October 19 75.

W. C. Harbison

Helen L. Harbison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4962 PAGE 36

Personally appeared before me, Sandra L. Nolan, a Notary Public in and for said County and State, the within named W. C. Harbison and wife, Helen L. Harbison

the bargainor, 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 15th day of October, 1975.

My commission expires July 27, 1977 Notary Public Sandra L. Nolan

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lehman E. Franks

Sworn to and subscribed before me
this 15th day of October, 19 75.

My commission expires July 27, 1977 Notary Public Sandra L. Nolan

This instrument was prepared by:

Name	Address
C. H. Briley, Jr., Attorney,	P. O. Box 2645 Nashville, Tennessee 37219

G-242143-dh

WARRANTY DEED

FROM

W. C. Harbison et ux

TO

Lehman E. Franks et ux

D 20226

IDENTIF. REFERENCE

OCT 16 3 17 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.