BOOK 5003 PAGE 757

THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robey H. Franklin, et ux (NAME:)	Same. (NAME:)	
1609 Ash Valley Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	105-14-74
Nashville Tn 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE ($1.00) ---------- *DOLLARS*

and other good and valuable consideration, Jack Brandon Insurance Agency, Inc., a Tennessee corporation ("Grantor")

has XXXXX *bargained and sold, and by these presents do transfer and convey unto* XXXXXXX Robey H. Franklin and wife, Hazel Anne Franklin, 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 southerly part of Lot No. 66 on the Plan of Waverly Place, as of record in book 57, pages 94 and 95, Register's Office for said County, described as follows:

Beginning at an iron pin on the westerly margin of 8th Avenue, South, as widened, 749.42 feet north of Bradford Avenue at the corner of lots 65 and 66; thence with the line between said lots, south 75 degrees 25' west 179.8 feet to an iron pin in the easterly margin of an alley; thence with said alley northerly 191.24 feet to the southwest corner of the property conveyed to F. W. Jones, by deed from Elizabeth Hosse, of record in Book 611, page 704, said Register's Office; thence with the southerly line of same, eastwardly 205 feet to the westerly margin of 8th Avenue, South; thence with said Avenue Southwardly 185 feet to the beginning.

Said Property was conveyed to Jerry Atkinson Insurance Agency, Inc. now Jack Brandon Insurance Agency, Inc. by three deeds, one from T. H. Florence and wife, of record in book 4320, page 622, one from Fitzgerald Atkinson, of record in book 4664, page 856, and the other from Fitzgerald Atkinson, Trustee, of record in book 4684, page 302, said Register's Office.

Jerry Atkinson Insurance Agency, Inc. was merged into Jack Brandon Insurance Agency, Inc. pursuant to Articles of Merger of record in book 4743, page 961, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 215.00

Subscribed and sworn to before me, this the 5th day of March 1976

Robey H. Franklin
Affiant

My commission expires: 11-15-77
(Affix Seal)

Charles K. Wray
Notary Public

unimproved ( )
This is improved ( ) property, known as 2115 - 2121 (House Number) 8th Avenue, South (Street) P. O. Address: Nashville (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 Robey H. Franklin and wife, Hazel Anne Franklin, their *heirs and assigns, forever.*

And Grantor ~~do~~ does *covenant with the said* Robey H. Franklin and wife, Hazel Anne Franklin *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for (1) taxes for the current year; (2) The survey of Barge, Waggoner & Sumner, Engineers, dated May 16, 1969, shows two 10-foot utility easements running generally north and south through the property at the approximate rear one-fourth of the lot. (This applies to the south 50 feet of premises.) (3) Restrictions of record in book 4220, page 723, Register's Office for Davidson County, Tennessee. (This applies to south 50 feet of premises). (4) Agreements and restrictions as contained in deed from Nashville Housing Authority to Fitzgerald Atkinson of record in Book 4658, page 971, R.O.D.C.T. (5)Existing lease with Mills Mutual Ins. Co.

And Grantor does ~~do~~ *further covenant and bind* itself, its successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Robey H. Franklin and wife, Hazel Anne Franklin, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 4th *day of* March, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JACK BRANDON INSURANCE AGENCY, INC.

By: Jack B. Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee, *this* 11th *day of* March, *19*76.

Charles K Wray
Notary Public

Commission Expires 11-15-77

NOTARY PUBLIC AT LARGE TENNESSEE

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D 39314

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

MAR 8 4 10 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR-8 76	CONV	90,000.00			
MAR-8 76	CONV	90,000.00			
MAR-8 76	CONV	35,000.00			
MAR-8 76	S'TAX		B*	559.00	
MAR-8 76	PR'FEE		B*	.50	
MAR-8 76	W'DEED		B*	8.00	* 567.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208