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THIS INSTRUMENT WAS PREPARED BY
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Brandon Insurance Agency, Inc (NAME:)	same (NAME:)	93-10 #25,27 & 28
3200 West End Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	7W-2820 7W-2830 7W-2850
Nashville Tn. 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00)----------
---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

ROBEY H. FRANKLIN and wife, HAZEL ANNE FRANKLIN

have bargained and sold, and by these presents do transfer and convey unto the said JACK BRANDON INSURANCE AGENCY, INC.

its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Four tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being Lot No. 2 on F. Campbell's Plan of Lots, as of record in Book 42, page 629, Register's Office for said County.

Said Lot No. 2 fronts 40 feet on the westerly side of 8th Avenue, South, formerly Spruce Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Robey H. Franklin and wife, Hazel Anne Franklin, by deed from Southern Beer Company, Inc., of record in Book 4173, page 413, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being Lot No. 3 and the north one-half of Lot no. 4 on the Map of Francis Campbell's Plan of Lots, of record in Book 42, page 629, Register's Office for said County.

Said lot and part of lot adjoins and front together 60 feet, more or less, on the west side of Eighth Avenue, South, as widened, and run back between lines 170 feet, more or less, on the northerly line of Lot No. 3, and 171 feet, more or less, on the southerly line of said part of Lot no. 4, to an alley in the rear, measuring 60 feet thereon.

Being the same property conveyed to Robey H. Franklin and wife, Hazel Anne Franklin, by deed from Ozier Corporation, a Tennessee corporation, of record in Book 4173, page 376, 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 $185,000.00

Subscribed and sworn to before me, this the 26th day of March 19 84

Charles K. Ivey
Affiant

My commission expires: NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
(Affix Seal)

Sandra D. Hazenburton
Notary Public

TRACT NO.3: Being Lot No. 1 on the Plan of F. Campbell's Lots, as of record in Book 42, page 629, Register's Office for said County.

Said Lot No. 1 fronts 44-1/2 feet on the westerly side of 8th Avenue, South, formerly Spruce Street, as widened, and runs back between parallel lines 170.17 feet, more or less, to an alley.

TRACT NO. 4: Being Lot No. 8 in the Subdivision of the Clark Place, as of record in Plan Book 1, page 139, Chancery Court at Nashville.

Said Lot No. 8 fronts 41-1/2 feet on the westerly side of 8th Avenue, South, formerly Spruce Street and runs back 150 feet to an alley on which it shows 42 feet and 8 inches.

Being the same real property conveyed to Robey H. Franklin and wife, Hazel Anne Franklin, by deed from First American National Bank of Nashville, Hazel Irene Schiel, and Paul Wesley Schiel, co-executors of the estate of Edward E. Schiel, of record in Book 4119, page 639, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (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 JACK BRANDON INSURANCE AGENCY, INC. its *heirs and assigns, forever.*

And we *do covenant with the said* JACK BRANDON INSURANCE AGENCY, INC. *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.,* except for 1976 taxes plan of record in Book 42, page 629 and plan of record in Book 1, page 139, said register's office, and subject to option with Methodist Publishing House dated Jan 8, 1976.

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* JACK BRANDON INSURANCE AGENCY, INC. its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 5th *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.*

Robey H. Franklin
Robey H. Franklin

Hazel Anne Franklin
Hazel Anne Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robey H. Franklin and wife, Hazel Anne 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 5th day of March, 1976.

Charles K. Wiley, Notary Public.

Commission Expires 11-15-77

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, ..., 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.....

WARRANTY DEED

FROM

Robey H. Franklin et ux

TO

Jack Brandon Insurance Agency, Inc.

D 3931 5

IDENTIF. REFERENCE

MAR 8 4 11 PM '76

FELIX A. ANDERSON
DAVIDSON COUNTY, TENN.
REGISTER

90,000.00
95,000.00

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CONV

MAR-8-76 $TAX
MAR-8-76 FEE
MAR-8-76
MAR-8-76
MAR-8-76
W'DEED

B* 481.00
B* .50
B* 8.00
* 489.50

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

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