This instrument prepared by:
WILLIAMS SHIELDS & SULLIVAN
Attorneys at Law
Suite 100, Cumberland Office Park
101 Cumberland Avenue
Madison, Tennessee 37115

BOOK 5029 PAGE 142

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBERS
Martha C. Franklin	Mortgage Associates, Inc.	Map 43-I
(NAME)	(NAME)	
428 Cumberland Avenue	1835 Savoy Drive N.E.	Parcel 191
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115	Atlanta, Georgia 30341	11D-57525
(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 and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of an indebtedness payable to Mortgage Associates, Inc., secured by a Deed of Trust of record in Book 4853, page 659, Register's Office for Davidson County, Tennessee.

We, CHARLES C. HARRIS AND JESSIE CLINARD, as tenants in common,

have this day bargained and sold, and do hereby transfer and convey unto the said
MARTHA C. FRANKLIN,

her *(successors), heirs and assigns,*

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

Being Lot No. 2 of Block "H" on the Plan of Woodlawn Estates of record in Book 843, page 82, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Charles C. Harris and Jessie Clinard, as tenants in common, by deed from William L. Patterson and wife, Carolyn Patterson, of record in Book 5009, page 833, Register's Office for said County.

Said conveyance is subject to a sewer easement of record in Book 4835, page 955, and any other existing easements and restrictions according to the plan of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,118.00

Subscribed and sworn to before me, this the 11th day of May, 19 76

Affiant: Martha C. Franklin

My commission expires: 11-17-76 (Affix Seal)

Notary Public: Doris H. Hoyle

unimproved / improved property, known as 428 Cumberland Avenue, Madison (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
Martha C. Franklin,
her *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Martha C. Franklin,
her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 3rd day of May, 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.*

Charles C. Harris

Jessie Clinard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Charles C. Harris and Jessie Clinard, as tenants in common

the within named bargainor S., 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 Madison, *Tennessee, this* 10th *day of* May, *19* 76

Deane H. Floyd *Notary Public*

Commission expires 11-17-76

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 .....

MAY26 75 CONV 18,118.00
MAY26 75 S'TAX B* 47.06
MAY26 75 PR'FEE B* .50
MAY26 75 W'DEED B* 4.00 * 51.56

WARRANTY DEED

CHARLES C. HARRIS AND JESSIE CLINARD FROM

TO

MARTHA C. FRANKLIN

D 50929

IDENTIF. REFERENCE

MAY 26 11 14 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Old Hickory Employees Credit Union
OLD HICKORY, TENN. 37138