WARRANTY DEED

BOOK 5113 PAGE 838

ADDRESS NEW OWNER (S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robey H. Franklin and wife, ~~Hazel A. Franklin~~ (NAME)	Same (NAME)	118-1 #14,15,16 #448
1609 Ash Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W-185,24W-187 24W-190,24W-195
Nashville Tenn 37215 (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

C. S. BAKER and wife, ELIZABETH T. BAKER

FEB10E	CONV	20,222.57			
FEB10E	S'TAX		B*	52.52	
FEB10E	PR'FEE		B*	.50	
FEB10E	W'DEED		B*	8.00	* 61.02

have bargained and sold, and by these presents do transfer and convey unto the said ROBEY H. FRANKLIN and wife, HAZEL A. FRANKLIN their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT I:
Land in Davidson County, Tennessee, being part of Lot No. 16 on Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 16 fronts 47.5 feet on the westerly side of the Granny White Pike or 12th Avenue South, and runs back between lines 223.5 feet on the southerly line and 227.6 feet on the northerly line to an alley, and measures 47.3 feet, more or less, thereon, and subject to that portion of said lot conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4011, page 652, Register's Office for said County.

TRACT II:
Land in Davidson County, Tennessee, being part of Lot No. 16 on the Map of Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Beginning at a point on the westerly margin of 12th Avenue South, or Granny White Pike, 47.5 feet south of the south margin of Beechwood Avenue; thence with the margin of said 12th Avenue South, southerly 49.75 feet to a point; thence westwardly 220.2 feet to the easterly margin of an alley; thence with said alley, northerly 49.7 feet, more or less to a point 47.3 feet, more or lesssouth of the southerly margin of Beechwood Avenue; thence easterly 223.5 feet, more or less, to the point of beginning. Included in the above description but excluded therefrom is the property conveyed to the Metropolitan Government

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,222.57

Subscribed and sworn to before me, this the 8th day of February 19 77

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

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

of Nashville and Davidson County, Tennessee, by deed of record in Book 4011, page 653, Register's Office for said County.

TRACT III:
Land in Davidson County, Tennessee, being the northerly 47.25 feet of Lot No. 17 in Belmont Land Company's Plan, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 47.25 feet on the westerly side of 12th Avenue South, or Granny White Pike, and runs back between lines, 220.2 feet on the north line and 216 feet, more or less, on the south line, to an alley in the rear, and measures 47 feet, more or less thereon. Excluding that portion of said lot conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4012, page 322, Register's Office for said County.

Being the same property conveyed to C. S. Baker by deed from Trustees of Ashwood Church of Christ, of record in Book 5080, page 41, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2501, 2503, and 2505, 12th Avenue, South
(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 ROBEY H. FRANKLIN and wife, HAZEL A. FRANKLIN their *heirs and assigns, forever.*

And we *do covenant with the said* ROBEY H. FRANKLIN and wife, HAZEL A. FRANKLIN *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, 1977 taxes; exclusions contained in Deeds of record in Bk.4011, p.652; BK.4011, p.653 and Bk.4012, p.322; and plan of record in BK.421, p.34.

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* ROBEY H. FRANKLIN and wife, HAZEL A. FRANKLIN, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 8th *day of* February, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. S. Baker

C. S. Baker

Elizabeth T. Baker

Elizabeth T. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State, the within named* C. S. Baker and wife, Elizabeth T. Baker

*the 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 Nashville, *Tennessee, this* 8th *day of* February, *19* 77.

Gail Pigg, *Notary Public.*

Commission Expires 4/27/77.

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

C. S. Baker et ux

TO

Robey H. Franklin, et ux

D 88807

IDENTIF. REFERENCE

FEB 10 8 44 AM '77

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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