BOOK 5169 PAGE 1 77-7-13
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,500.00

John O Hodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 77.

Notary Public

MY COMMISSION EXPIRES: 2/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 818 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John O. Hodge, et al (NAME)	The Lomas & Nettleton Company (NAME)	83-10-136
1624 Ordway Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	23W-8650
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, LILLIAN BELL FRANKLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN O. HODGE and wife, EULAH MAE HODGE, and DONALD FRANKLIN and wife, JUDY G. FRANKLIN,

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 278 and the westerly 10 feet of Lot No. 279 on the Map of McEwen Place of record in Book 332, page 113, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 278 and the westerly part of Lot No. 279 front together 40 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back 135.8 feet on the westerly line and 136 feet, more or less, on the easterly line to an alley, measuring 40 feet thereon.

BEING the same property conveyed to Lillian Bell Franklin by deed from Clyde R. Drake and Pauline Lemley Drake of record in Book 4227, page 297, said Register's Office..

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1624 Ordway Place, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 6th day of July, 19 77

Lillian Bell Franklin
LILLIAN BELL FRANKLIN

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE undersigned, a Notary Public in and for said County and State, the within named Lillian Bell Franklin

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of July 1977

Commission expires 2/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
LILLIAN BELL FRANKLIN

TO
JOHN O. HODGE and EULAH MAE HODGE
and
DONALD FRANKLIN and JUDY G. FRANKLIN

E 13479

IDENTIF. REFERENCE

JUL 11 8 57 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 11 F	CONV	14,500.00			
JUL 11 F	S'TAX		B*	37.70	
JUL 11 F	R'FEE		B*	.50	
JUL 11 F	W'DEED		B*	4.00	* 42.20