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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul W. Franklin, et ux	Same	18
(NAME:)	(NAME:)	P/O 70
446 Brick Church Pike		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn.		
(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, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of an indebtedness in the amount of $26,493.82, of record in Book 5042, page 421, Register's Office for Davidson County, Tennessee.

NOV 30 CONV 67,000.00
NOV 30 S'TAX B* 174.20
NOV 30 PR'FEE B* .50
NOV 30 W'DEED B* 6.00 * 180.70

We, KENNETH E. MARTIN and wife, LINDA F. MARTIN, hereinafter called the GRANTORS

have bargained and sold, and by these presents do transfer and convey unto the said PAUL W. FRANKLIN and wife, CLARA C. FRANKLIN, hereinafter called the GRANTEE, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 on an unrecorded survey by Harold H. Cole dated July 31, 1974 and more particularly described as follows:

Beginning at the northeast corner of Tract No. 1, being the same northeast corner of a tract of land conveyed by C. Morris Peeples, et ux, and described per deed of record in Book 4752, page 865, said Register's Office, said point being in the southerly margin of Brick Church Pike; thence S 17° 38' W 83.00 feet to a point; thence S 35° 28' W 149.81 feet to a point; thence S 42° 45' W 85.70 feet to a point; thence S 52° 15' W 147.00 feet to a point; thence S 46° 45' W 142.76 feet to a point; thence S 43° 30' W 659.18 feet to a point; thence S 53° 24' E 12.50 feet to a point; thence S 45° 00' E 557.47 feet to a point; thence N 54° 18' W 93.30 feet to a point; thence S 64° 15' W 1021.56 feet to a point; thence N 8° 13' W 525.65 feet to a point; thence N 78° 15' E 1000.00 feet to a point; thence N 55° 10' E 575.97 feet to a point; thence N 44° 04' E 995.15 feet to a point in the southerly margin of Brick Church Pike; thence along said southerly margin of Brick Church Pike; S 51° 55' E 20.00 feet to a point; thence continuing along the southerly margin of Brick Church Pike S 78° 30' E 177.52 feet to the point of beginning, containing 18.5 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67.000.00

Affiant

Subscribed and sworn to before me, this the 29th day of November, 19 77

Notary Public

My commission expires MAY 25 1981 (Affix Seal)

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Being the same property conveyed to Kenneth E. Martin and wife, Linda F. Martin by deed from Goodlettsville Construction Co., Inc. Don Brach, and Don Nixon, a partnership of record in Book 5042, page 418, Register's Office for Davidson County, Tennessee.

E 39428

T
IDENTIF. REFERENCE

NOV 30 3 22 PM '77

FELIX Z. [illegible]
DAVIDSON [illegible]

unimproved ( )
This is improved (X) property, known as 446 Brick Church Pike, Goodlettsville, Tennessee
(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 GRANTEES *their heirs and assigns, forever.*

And we *do covenant with the said* GRANTEE *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.*

And We, the GRANTORS *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.*

Witness our hands *this* 29 *day of* NOVEMBER, *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.*

Kenneth E. Martin

Linda F. Martin

Don W Brach ✓

Clara P Brach ✓

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* Paul W. Franklin and wife, Clara C. Franklin, Kenneth E. Martin and wife, Linda F. Martin

*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 MADISON, *Tennessee, this* 29. *day of* NOVEMBER, *19* 77. Hubert L Baker, *Notary Public.*

Commission Expires April 25, 1981.

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.....