THIS INSTRUMENT PREPARED BY
THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1978.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Franklin and wife, Sandra H. Franklin (NAME)	First Federal Savings & Loan (NAME)	104-13-207
3629 Valley Vista Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	7DA-2420
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, Roger W. Sovine and wife, Shirley W. Sovine,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph E. Franklin and wife, Sandra H. 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. 12 of Block "B" on the Map of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for said County.

SAID Lot No. 12 fronts 60 feet on the southerly side of Valley Vista Road and runs back between lines 130.32 feet on the westerly line and 136.27 feet on the easterly line, to a dead line in the rear on which it measures 52-1/2 feet.

BEING the same property conveyed to Roger W. Sovine and wife, Shirley W. Sovine, by deed from Paul G. McFarland, unmarried, of record in Book 4326, page 263, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1978 taxes, to be prorated and assumed by Grantees.
(2) The Plan of record in Book 547, page 149, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Valley Vista Road.
(3) Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of record in Book 3932, page 276, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3629 Valley Vista Road, Nashville, Tennessee 37205
(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 our hands this 1st day of March, 1978

Roger W. Sovine

Shirley W. Sovine

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 Roger W. Sovine and wife, Shirley W. Sovine

the bargainor, 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 13th day of March 19 78

Commission expires: 7-19-81

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
Roger W. Sovine and wife,
Shirley W. Sovine

TO
Joseph E. Franklin and wife,
Sandra H. Franklin

E. 52789

T

IDENTIF. REFERENCE

MAR 1 3 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-1 78	CONV	69,000.00			
MAR-1 78	S'TAX		B*	179.40	
MAR-1 78	PR'FEE		B*	.50	
MAR-1 78	W'DEED		B*	4.00	* 183.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.