WHEN RECORDED RETURN TO: THIRD NATIONAL MORTGAGE CO.
P.O. Box 2628, Nashville, Tn. 37219

78-3-27
FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 19 78.

Notary Public

MY COMMISSION EXPIRES: 11/27/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Building, Nashville, TN, 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Y. Paduano, et ux (NAME)	Third National Bank (NAME)	150-1-225
2817 Creekview Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	2D-58504
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, SIDNEY FRANKLIN and wife, CHARLOTTE FRANKLIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTONIO Y. PADUANO and wife, LETICIA B. PADUANO,

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:

BEING Lot No. 676 on the Plan of Edge-O-Lake Estates, Section 16, of record in Book 4175, page 157, said Register's Office, described as follows:

BEGINNING at a point in the westerly margin of Creekview Drive, corner of Lots Nos. 676 and 677; thence with the line between said lots westwardly 107.88 feet to a monument; thence northwardly 111.50 feet to a monument in the southerly margin of Desplane Drive; thence with the margin of same, eastwardly 85.0 feet to a monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve southeastwardly 39.58 feet to a monument in the westerly margin of Creekview Drive; thence with same, southwardly 90.02 feet to the point of beginning.

BEING the same property conveyed to Sidney Franklin and wife, Charlotte Franklin, by deed from James A. Parrish and wife, Judy Parrish, of record in Book 4692, page 607, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 4468, page 565, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved ( ) improved (XX) property, known as 2817 Creekview Drive, 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 our hand s this 23rd day of March, 19 78

Sidney Franklin
SIDNEY FRANKLIN

Charlotte Franklin
CHARLOTTE FRANKLIN

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 Sidney Franklin and Charlotte Franklin

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 23rd day of March, 1978

Commission expires 6-7-79

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
SIDNEY FRANKLIN and wife,
CHARLOTTE FRANKLIN

TO
ANTONIO Y. PADUANO and wife,
LETICIA B. PADUANO

E 5 6 1 2 7

IDENTIF. REFERENCE

MAR 23 3 08 PM '78

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAR 23 78	CONV	47,500.00			
MAR 23 78	S'TAX		B*	123.50	
MAR 23 78	PR'FEE		B*	.50	
MAR 23 78	W'DEED		B*	4.00	* 128.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.