BOOK 5276 PAGE 441

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	18-7-80
(NAME)	(NAME)	
	Union at Fourth	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	6

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)----------DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

we,

CHARLES A. WHEELER, JR. and wife, ALICE THORNE WHEELER,

have bargained and sold, and by these presents do transfer and convey unto the said DOUGLAS E. FRANKLIN and wife, PHYLLIS J. FRANKLIN,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Charleston Square Subdivision, Section 1, of record in Plat Book 4860, pages 37 and 38, said Register's Office.

Beginning at a point in the northwesterly margin of Lucien Road; thence with said margin westerly 131.28 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence around said curve a distance of 39.27 feet to a concrete monument in the northeasterly margin of Charleston Drive; thence with the margin of the same northwesterly 100 feet to a point; thence leaving said margin northeasterly 172.2 feet to a concrete monument; thence southeasterly 157.8 feet to the point of beginning.

Being part of the property conveyed to Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler by deed from Twin Lawn Development Co., Inc. of record in Book 5214, page 563, Register's Office for Davidson County, Tennessee.

APR21'78	CONV	43,900.00			
APR21'78	S'TAX		B*	114.14	
APR21'78	PR'FEE		B*	.50	
APR21'78	W'DEED		B*	4.00	* 118.64

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 703 Lucien Road (House Number) (Street)
Goodlettsville, Tennessee 37072 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 12th day of April, 1978

Charles A. Wheeler, Jr. — Alice Thorne Wheeler

CHARLES A. WHEELER, JR. ALICE THORNE WHEELER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lucky L. Carr, a Notary Public in and for said County and State, the within named Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler,

the bargainors, 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 20th day of April, 1978.

My commission expires 7-20-81 Notary Public Lucky L. Carr

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Debbie N. Murphy

Sworn to and subscribed before me this 20th day of April, 1978.

My commission expires 8-13-80 Notary Public Dorothy A. Wilson

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:	
Name	Address
[illegible]	First Federal Savings Nashville, Tennessee 37219

WARRANTY DEED

FROM

CHARLES A. WHEELER, JR. AND WIFE, ALICE THORNE WHEELER

TO

DOUGLAS E. FRANKLIN AND WIFE, PHYLLIS J. FRANKLIN

E. 6. 1. 2. 2. 7.

IDENTIF. REFERENCE

APR 21 2 43 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219