File Bag 2

BOOK 5330 PAGE 223

WARRANTY DEED

RETURN TO
CLYDE PAUL HOLLAND ATTY
2016 Parkway Towers
Nashville, Tennessee 37219

FROM ERNEST B. FRANKLIN,JR. and wife, CORINNE S. FRANKLIN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SAMUEL C. ASHCROFT 6140 Chickering Court Nashville, Tennessee	
SEND TAX BILLS TO:	First and Mid-South Mortgage Co. P. O. Box 2568 Nashville, Tennessee 37219	
PREPARED BY:	CLY DE PAUL HOLLAND 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 144-14 20

E 85207

IDENTIF. REFERENCE

AUG 28 9 21 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of August, 1978

DATE

Thomas D. Gupton
NOTARY PUBLIC

March 12, 1980
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by Samuel C. Ashcroft and wife, Ethel T. Ashcroft, and other good and valuable considerations, receipt of which is hereby acknowledged,

ERNEST B. FRANKLIN, Jr. and wife, CORINNE S. FRANKLIN

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said SAMUEL C. ASHCROFT and wife, ETHEL T. ASHCROFT

their (his, her, its) heirs, successors 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. 45 on the Plan of Chickering Valley, as of record in Book 2331, Pages 121, 122, and 123, Register's Office for said County.

SAID Lot No. 45 fronts 172 feet on the easterly side of Chickering Court and extends back 326 feet on the northerly line and 298 feet on the southerly line to a dead line which is a broken line, measuring 270 feet thereon.

BEING the same property conveyed to Ernest B. Franklin,Jr. and wife, Corinne S. Franklin by deed from Albert R. Harris and wife, Sara R. Harris of record in Book 3433, Page 553 , Register's Office for Davidson County, Tennessee.

AUG28 78	CONV	77,500.00		
AUG28 78	S'TAX		B* 201.50	
AUG28 78	PR'FEE		B* .50	
AUG28 78	W'DEED		B* 4.00	* 206.00

unimproved ( )
This is improved (X) property, known as 6140 Chickering Court, Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND we, Grantors do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 25th day of August, 1978

Ernest B. Franklin Jr. — ERNEST B. FRANKLIN

Corinne S. Franklin — CORINNE S. FRANKLIN

{STATE OF Tennessee ; COUNTY OF DAvidson } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Ernest B. Franklin and wife, Corinne S. Franklin

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrament for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee (City, State)

this 25th day of August 19 78

NOV 12, 1980 — Commission Expires

Thomas D. Gupton — Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires — Notary Public

(AFFIX SEAL)