This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail

BOOK 5334 PAGE 713

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
PAUL W. FRANKLIN, ET UX	SAME	Map 18-7
(NAME) 302 Utley Drive	(NAME)	Parcel 52
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn.	(STREET ADDRESS)	GO 12356
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)----------, Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

EDWARD KENNETH PAYNE AND BARBARA LEE PAYNE,
hereinafter referred to as Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said PAUL W. FRANKLIN AND WIFE, CLARA C. FRANKLIN, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot #91 of Connell Estates Subdivision, Section No. 3, as of record in Book 3600, page 31, Register's Office for said County.

Said Lot No. 91 fronts 177 feet on the westerly side of Utley Drive and extends back 265 feet on the northerly line and 147.1 feet on the southerly line to a dead line, which is a broken line, measuring 224.3 feet thereon.

Being the same property conveyed to Edward Kenneth Payne and wife, Barbara Lee Payne, by deed from Goodlettsville Development Company, Inc., a Tennessee corporation, of record in Book 3672, page 609, Register's Office for Davidson County, Tennessee; the said Edward Kenneth Payne and Barbara Lee Payne having since divorced, and title to said property being vested in Edward Kenneth Payne and Barbara Lee Payne as tenants-in-common.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 52,000.00

Subscribed and sworn to before me, this the 1st day of September 19 78

Affiant Paul W. Franklin

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn F. Mahoney

This is unimproved ( ) improved (XX) property, known as 302 Utley Drive, Goodlettsville, Tennessee 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 1st day of September, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward Kenneth Payne

Barbara Lee Payne

BOOK 5334 PAGE 714

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

EDWARD KENNETH PAYNE AND
BARBARA LEE PAYNE

the within named 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 1st day of September, 19 78

Carolyn F. Mahoney
Notary Public

Commission expires 3/15/81

CAROLYN F. MAHONEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

SEP-7 78	CONV	52,000.00			
SEP-7 78 S'TAX			B*	135.20	
SEP-7 78 PR'FEE			B*	.50	
SEP-7 78	W'DEED		B*	4.00	* 139.70

WARRANTY DEED

FROM

EDWARD KENNETH PAYNE

TO

PAUL W. FRANKLIN

E 8 7 2 1 6

IDENTIF. REFERENCE

SEP 7 8 39 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115