WARRANTY DEED

BOOK 5448 PAGE 322

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 79.

Notary Public

MY COMMISSION EXPIRES: December 27, 1979

Mail

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL W. FRANKLIN, et ux (NAME)	(NAME)	
302 Utley Drive (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	12-65
Goodlettsville TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10D 10260

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, ZELPHA MARTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL W. FRANKLIN and wife, CLARA C. 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. 3 as shown on a plat of the division of property belonging to Zelpha Martin, of record inBook 5210, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description of said property.

Being a part of the same property conveyed to Zelpha Martin by deed from R. L. Martin and wife, Maggie E. Martin, of record in Book 1109, page 390, Register's Office for Davidson County, Tennessee.

Zelpha Martin and Zelpha Smith Yeargin being one and the same person.

J. E. Yeargin, Sr., spouse of the above stated Grantor, joins in this conveyance for the purpose of conveying whatever interest he may have in the property.

unimproved ( )
This is improved ( ) property, known as Lot No. 3 Lickton Pike (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 11th day of June, 1979

Zelpha Martin
ZELPHA MARTIN

J. E. Yeargin Sr
J. E. YEARGIN, SR.

Zelpha Smith Yeargin
ZELPHA SMITH YEARGIN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ZELPHA MARTIN, a/k/a ZELPHA SMITH YEARGIN and J. E. YEARGIN, SR.

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 Goodlettsville, Tennessee, this 11th day of June, 19 79

Commission Expires December 17, 1979 Paula Sherlin Notary Public.

STATE OF
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 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 official seal at office at on this the day of , 19

My commission expires Notary Public

8686

WARRANTY DEED

FROM
ZELPHA MARTIN

TO
PAUL W. FRANKLIN, et ux

F 33943

IDENTIF. REFERENCE

JUN 12 8 48 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	56.50-
8686A	06/12/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 3 9 4 3

IDENTIF. REFERENCE T

JUN 12 8 48 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 689637