This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5547 PAGE 307

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. Jerome L. Franklin	Third National Mortgage Company	149-5-3
(NAME:) 301 Charmaine Court	(NAME:) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Dr. Jerome L. Franklin and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Dr. Jerome L. Franklin has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $28,600.00, secured by deed of trust of record in Book 4914, page 147, Register's Office for Davidson County, Tennessee. The grantee further assumes the obligations of Max E. Lash under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.
We, Max E. Lash and wife, Sanae K. Lash

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. Jerome L. Franklin

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 120, Barclay Square, Section II, of record in Book 4660, page 124, Register's Office for Davidson County, Tennessee.
Beginning at a point in the west margin of Una-Antioch Pike at the common corner of Lots 120 and 121; thence leaving said Pike with the line between said lots in a westerly direction 75.00 feet to a concrete monument in the common corner of Lots 119 and 120 and 121; thence with the east side line of Lot 119 in a southerly direction 85.55 feet to a concrete monument in the southerly margin of Charmaine Court; thence with said Court along a curve to the left having a radius of 77.89 feet and in an easterly direction 77.64 feet to a concrete monument; thence continuing with said Court 30.52 feet to a concrete monument in the beginning of a curve to the left having a radius of 25.00 feet; thence around said curve in a northeasterly direction 38.04 feet to a concrete monument in the easterly margin of Una-Antioch Pike; thence with said Pike in a northerly direction 70.69 feet to the point of beginning.

Being the same property conveyed to Max E. Lash and wife, Sanae K. Lash by deed from Randall Phillips Builders, Inc. of record in Book 4914, page 145, said Register's Office.

This conveyance is subject to the plan of record in Book 4660, page 124, said Register's Office, which shows an Owner's Certificate, a 30-foot setback line from Una-Antioch Pike and 15-foot setback line from Charmaine Court, and a 10-foot easement for public utilities and drainage, and a utility anchor easement 5 X 25 feet, and a utility easement across the southwest corner dimensions not given, and a 10-foot drainage easement; and restrictive covenants of record in Book 4847, page 830, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 20th day of December 19 79

My commission expires: 4/21/80 (Affix Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 2367 Una-Antioch Pike, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

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 11th *day of* December, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Max E. Lash

Sanae K. Lash

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ahlenbrand, *a Notary Public in and for said County and State,* Sanae K. Lash

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 14TH *day of* DECEMBER, *19*79.

Mary W. Ahlenbrand *Notary Public*

Commission expires 1-18-82

NOTARY PUBLIC DAVIDSON CO. TENN.

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 .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Max E. Lash

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of December, 1979.

Mary Emery Notary Public

Commission expires 4/21/80

NOTARY PUBLIC STATE

WARRANTY DEED

FROM
Max E. Lash and wife,
Sanae K. Lash

TO
Dr. Jerome L. Franklin

Return to Chicago Title 337-4C

F 59388

IDENTIF. REFERENCE

DEC 21 3 21 PM '79

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5547 PAGE 309

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible].00- CO
114.60 CO TX
.50 PRFEE
6.00 MOREC
CHECK 180.90-
3517A12/21/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 6 9 3 8 8

IDENTIFICATION REFERENCE

Dec 21 3 21 PM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 733162