File 41

Form No. WD-1

3103 02/19 58.50- CHECK

BOOK 5567 PAGE 152

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

X Edward C Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 1980

Dorothy A Wilson
Notary Public

MY COMMISSION EXPIRES: 8-13-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY			
Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.			
NAME		ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Edward C. Davis et ux (NAME)	SAME (NAME)		33-10-20
272 Cumberland Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)		

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, A. W. FRANCK et ux, LILLIAN FAYE FRANCK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD C. DAVIS and wife, FOSTEEN DAVIS

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. 19 on the Plan of Ridge Mont Estates, Section One, Final Plat, of record in Book 5050, page 73, Register's Office for said County.

SAID Lot No. 19 fronts 370.98 feet on the westerly side of Northwind Drive and extends back 217.8 feet on the northerly line and 374 feet on the southerly line to a dead line in the rear, measuring 368.51 feet thereon.

BEING the same property conveyed to A. W. Franck et ux, Lillian Faye Franck by deed from Ridgemont Corporation, a Tennessee Corporation, of record in Book 5357, page 291, Register's Office for Davidson County, Tennessee

This is unimproved (XX) improved ( ) property, known as 318 Northwind Drive, Nashville, Tennessee (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 hands this 15th day of February, 19 80

X A.W. Franck
A. W. FRANCK

X Lillian Faye Franck
LILLIAN FAYE FRANCK

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. W. Franck and wife, Lillian Faye Franck

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 15th day of February 19 80

Commission expires 8-13-80

Dorothy A Wilson
Notary Public

STATE OF TENNESSEE
Davidson 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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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

WARRANTY DEED

FROM

A. W. FRANCK et ux,

LILLIAN FAYE FRANCK

TO

EDWARD C. DAVIS and wife,

FOSTEEN DAVIS

F 7 6 7 8 0 RUSH

IDENTIF. REFERENCE

FEB 19 8 49 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			20000.00- CO	
			52.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.50-
3103A02/19/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76780

IDENTIFICATION REFERENCE

FEB 19 8 49 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 742397