BOOK 5579 PAGE 656

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Otto Kent Simpkins	First Federal Savings & Loan	116-15
(NAME) 4308 Glen Eden Drive	(NAME) 4th at Union Street	49
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & No/100---------- ($10.00)---------- DOLLARS

227.50 CHECK

Cash in hand paid by the Grantees, the receipt of which is hereby acknowledged; and for other good and valuable consideration,

We, STEVEN B. FRANKLIN and wife, MARY ELIZABETH FRANKLIN,

have bargained and sold, and by these presents do transfer and convey unto the said OTTO KENT SIMPKINS AND WIFE, EDITH W. SIMPKINS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 of Block 7 on the Plan of Royal Oaks Re-Subdivision of record in Book 974, pages 4 and 5, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the northeast side of Glen Eden Drive and runs back between parallel lines 176 feet 4 inches to a dead line and shows 100 feet on said dead line.

Being the same property conveyed to Steven B. Franklin and wife, Mary Elizabeth Franklin, by deed from J. B. Medlin and wife, Linnie Hayes Medlin, of record in Book 4909, page 706, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 4308 Glen Eden Drive (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

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 17th day of March, 1980.

Steven B. Franklin

Mary Elizabeth Franklin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5579 PAGE 657

Personally appeared before me, Sandra L. Ploucher, a Notary Public in and for said County and State, the within named Steven B. Franklin and wife, Mary Elizabeth Franklin

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 Nashville, Tennessee, this 17tth day of March, 19 80.

My commission expires 4/18/82 Notary Public Sandra L. Ploucher

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 85,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Steven B. Franklin Exotic W Sup

Sworn to and subscribed before me
this 17th day of March, 19 80.

My commission expires 4/18/82 Notary Public Sandra L. Ploucher

This instrument was prepared by:
Briley & Wrenne, Attys. 344 4th Ave. North, Nashville, Tennessee 37219
Name Address

WARRANTY DEED

FROM

TO

80995

IDENTIF. REFERENCE

MAR 18 9 42 AM '80

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE PIONEER TITLE CO.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5579 PAGE 658 _____

FOR _____ _____

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

85000.00- CO
201.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 227.50-
8428A03/18/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 80995

IDENTIF. REFERENCE

MAR 18 9 42 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 747526