# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JEFFERY J. FRANKS | Noel-Palmer Mortgage Company | 91-15-323 |
| (NAME) | (NAME) | |
| 4804 Nevada Avenue | P. O. Box 2546 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | BOOK 5763 PAGE 765 |
| Nashville, Tennessee 37209 | Nashville, Tennessee 37219 | |
| (CITY) (P. O ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of a note dated August 22, 1980, in the original amount of $45,350.00, payable to Commerce Union Bank, secured by a Deed of Trust of record in Book 5641, page 331, Register's Office for Davidson County, Tennessee. Reference is made to said Note and Deed of Trust for the terms and conditions contained therein.

WE, JOHN D. BRANSFORD and wife, SHERYL R. BRANSFORD,

have this day bargained and sold, and do hereby transfer and convey unto the said
JEFFERY J. FRANKS, an unmarried man, his (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 705 and the westerly 10 feet of Lot 703, Block 31, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

Said property fronts together 60 feet on the northerly margin of Nevada Avenue, formerly Third Avenue and extends back between parallel lines, 180 feet to an alley.

Being the same property conveyed to John D. Bransford and wife, Sheryl R. Bransford by deed from Matilda E. Marshall now known as Matilda E. Marshall McPeak et vir John Alston McPeak of record in Book 5641, page 328, Register's Office for Davidson County, Tennessee.

WINTON M. HIGGINS, REGISTER, DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $52,226.81
Subscribed and sworn to before me, this the 30 day of JUNE 19 81
Affiant
My commission expires: 10/17/82 (Affix Seal)
Notary Public

This is unimproved ( ) improved (X) property, known as 4804 Nevada Avenue, Nashville, Tennessee 37209
(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 Jeffery J. Franks, his (successors), heirs and assigns forever. We do 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Jeffery J. Franks, his (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30 day of JUNE, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John D. Bransford
JOHN D. BRANSFORD
Sheryl R. Bransford
SHERYL R. BRANSFORD

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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,* John D. Bransford and wife, Sheryl R. Bransford

*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* Nashville *Tennessee, this* 30 *day of* JUNE, *19* 81.

Lettie Jane Winston *Notary Public*

*Commission expires* 10/17/82

LETTIE JANE WINSTON NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF }

*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* ..... .

THIS INSTRUMENT WAS PREPARED BY:
SAM D. HODGES, III
GRISSIM AND SHORT, ATTORNEYS
1400 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

G 4 8 6 5 0

IDENTIF. REFERENCE

JUN 30 12 29 PM '82

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

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**WARRANTY DEED**

FROM

JOHN D. BRANSFORD and wife,

SHERYL R. BRANSFORD

TO

JEFFEREY J. FRANKS, an unmarried man

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

USLIFE TITLE INSURANCE
Company of New York

**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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| 520.00 | CO |
| 135.72 | CO TX |
| .50 | PRFEE |
| 6.00 | WDEED |
| CHECK | 142.22- |
| 414/ADE/30/81 SAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.8 6 5 0

IDENTIF. REFERENCE

JUN 30 12 29 PM '81

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

**No.** 830148