FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

J. B. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October 19 82

B. Edwards
~~Notary Public~~ Dep. Reg.

~~MY COMMISSION EXPIRES:~~
(~~AFFIX SEAL~~)

BOOK 5949 PAGE 147

THIS INSTRUMENT WAS PREPARED BY
LUCIEN DALE, ATTORNEY, Suite 205, 162 Fourth Avenue, North, Post Office Box 2868, Nashville, Tennessee 37219
NAME ADDRESS

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. B. Franklin (NAME)	Same (NAME)	~~Map 118 8~~
845 Dr. Outlook 370		
2516 Eugenia Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel No. 182
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	06DA 27030

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, John W. Duffell, Jr. and wife, Millie C. Duffell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. B. 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, in the Sixth Civil District, being Lot No. 85 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 85 fronts 32.1 feet on the east side of Eugenia Avenue and runs back on the south line 170.5 feet and on the north line 150 feet to an alley showing 113.1 feet on the rear line.

Being the same property conveyed to John W. Duffell, Jr. and wife, Millie C. Duffell by deed from William E. Batts and wife, Ola Helton Batts of record in Book 4539, Page 855, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved ( ) property, known as 2516 Eugenia Avenue, Nashville, Tennessee 37211
(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 12th day of October, 19 82

John W Duffell Jr.
JOHN W. DUFFELL, JR.

Millie C Duffell
MILLIE C. DUFFELL

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5949 PAGE 148

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named John W. Duffell, Jr. and wife, Millie C. Duffell

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 12th day of October 19 82

Commission expires 4-17-83

William P Crawford
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 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 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

3641 10/12 45.50- CHECK

WARRANTY DEED

FROM
JOHN W. DUFFELL, JR. AND ~~WIFE, MILLIE C. DUFFELL~~

TO
J. B. FRANKLIN

H 12290

IDENTIF. REFERENCE

OCT 12 1 52 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.50-
3641A	10/12/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 12290

IDENTIF. REFERENCE

OCT 12 1 52 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 904342