This Instrument Prepared By: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, TN 37115

WARRANTY DEED

This Instrument Prepared From Information Furnished By The Parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH LEE FRANK, ET UX	SAME	Map 11
(NAME): 805 Barbara	(NAME):	Parcel 122
(STREET ADDRESS OR ROUTE NUMBER): Madison Tn 37115	(STREET ADDRESS):	BOOK 5983 PAGE 647
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

H 23370

IDENTIF. REFERENCE

DEC 29 9 36 AM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

AND WIFE, JEAN NICHOLS

DAN T. NICHOLS, ~~an unmarried person~~, hereinafter referred to as Grantors

.....*have bargained and sold, and by these presents do transfer and convey unto the said* .....JOSEPH LEE FRANK AND WIFE, GINA S. FRANK, hereinafter referred to as Grantees, their ..... *heirs and assigns, a certain tract or parcel of land in*...Davidson.....*County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 2: A tract of land in the 2nd Civil District of Davidson County, Tennessee, shown on the Plat of Will J. Wilson Property by Ragan-Smith and Associates, Inc. dated October 11, 1979, and revised October 29, 1979, and being more fully described as follows: Beginning at an iron pin on the westerly margin of Baker Road that is 198.03 feet northwesterly, as measured along said margin, from the common line of L. C. Crawford, et ux, and Tract No. 1, formerly Will J. Wilson property; thence with the line between Tracts 2 and 1, South 61 deg. 10' 15' West a distance of 460.45 ft. to an iron pin in the boundary line of Tracts 2 and 1; thence South 57 deg. 00' 36" West a distance of 2113.54 feet to a common corner of Tracts 2 and 1; thence South 29 deg. 25' 28" East a distance of 390.0 ft. to an existing iron pin by a fence corner; thence with the original southerly line of Wilson, South 80 deg. 46' 03" West a distance of 206.25 feet to an existing iron pin by a fence corner; thence South 80 deg. 21' 28" West a distance of 333.14 ft. to an iron pin set at a fence corner; thence North 44 deg. 06' 01" West a distance of 229.40 ft. to a point; thence South 89 deg. 56' 48" West a distance of 425.0 ft. to the common westerly corner of Tracts 2 and 3; thence with the line between Tracts 2 and 3, North 59 deg. 17' 54" East a distance of 3047.57 ft. to an iron pin in the boundary line of Tracts 2 and 3; thence North 61 deg. 10' 15" East a distance of 522.74 feet to an iron pin on the westerly margin of Baker Road; thence with said margin, South 8 deg. 10' 23" East a distance of 176.58 feet to the point of beginning and containing 19.5 acres.

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 22 day of December 19 82

Affiant

My commission expires: 4/21/85 (Affix Seal)

Notary Public

12/29 34.10-

7857

more or less, according to survey of Ragan-Smith and Associates, Inc. dated 10/11/79 and revised 10/29/79 and 11/14/79.

BEING the same property conveyed to Dan T. Nichols, an unmarried person, by deed from Alma G. Wilson, a widow, of record in Book 5533, page 809, and re-recorded in Book 5616, page 117, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the restrictions which run with the land as set forth in deed of record in Book 5533, page 809, and re-recorded in Book 5616, page 117, said Register's Office.

Jean Nichols joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, marital or otherwise.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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 ~~I~~ We *do covenant with the said* Grantees *that* ~~I~~ we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And ~~I~~ We *do further covenant and bind* ~~myself~~ 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.*

Witness ~~my~~ our *hands this* 22 *day of* December, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dan T. Nichols

Jean Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5983 PAGE 649

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN T. NICHOLS, ~~HXXXXXXXXXXXXXXXXXX~~ AND WIFE, JEAN NICHOLS

the 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 Madison, Tennessee, this 22 day of December, 1982.

Carolyn F. Waddey Notary Public.

Commission Expires 4/21/85.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

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 .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5983 PAGE 650

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

21000.00- CO
54.60 CO TX
.50 PRFEE
5.00 WDEED
CHECK 64.10-
7857A12/29/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 3 3 7 0

IDENTIF. REFERENCE

Dec 29 9 36 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918047