2430

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6025 PAGE 673

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ms. Sylvia Franks (NAME)	First Family Mortgage Corp. of Florida (NAME)	133-3
3223 Southlake Drive (STREET ADDRESS OR ROUTE NUMBER)	2900 Ogden (STREET ADDRESS)	9
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Lisle, ILL, 60532 (CITY) (STATE) (ZIP)	FB# 6DA-28793

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, LAWRENCE E. MAPLES and wife DEBORAH MAPLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SYLVIA FRANKS a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 7 on the Plan of Section One, Southlake, as of record in Plat Book 2083, page 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lawrence E. Maples and wife, Deborah Maples by deed from Neil L. Cunningham, Jr., and wife, Debra Cunningham, of record in Book 5811, page 304, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes; and (2) All matters appearing on the Plan of record in Plat Book 2083, page 58, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, in the original principal sum of $32,000.00, payable to Dobson and Johnson, Inc., in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5374, page 32, said Register's Office.

H 3 7 8 0 4

IDENTIF. REFERENCE

MAR 23 1 52 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 3223 Southlake Drive Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of March, 19 83.

Lawrence Maples
LAWRENCE E. MAPLES

Deborah Maples
DEBORAH MAPLES

03/21 CK

5303

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6025 PAGE 674

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAWRENCE E. MAPLES and wife, DEBORAH MAPLES 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 Nashville this 21st day of March, 19 83.

My commission expires April 17, 1983 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,012.84

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 1983.

MY COMMISSION EXPIRES April 17, 1983 Notary Public
(AFFIX SEAL)

WARRANTY DEED

FROM

LAWRENCE E. MAPLES and wife, DEBORAH MAPLES

TO

SYLVIA FRANKS

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6025 PAGE 675

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

41012.84- CO
106.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 113.10-
5303A03/23/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 37804

IDENTIF. REFERENCE

MAR 23 1 52 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 937193