FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6123 PAGE 782

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,169.71

James A. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF AUGUST, 1983

Notary Public

MY COMMISSION EXPIRES: 10-14-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. FRANKLIN (NAME)	RAINIER MORTGAGE COMPANY (NAME)	075-13-0 030
3842 Bonnacreek Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box C-34040 (STREET ADDRESS)	04 D 32106
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Seattle, Washington 98124 (CITY) (STATE) (ZIP)	

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, WILLIAM V. SAWYER and wife, MARY E. SAWYER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. FRANKEIN

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, being Lot No. 360 on the Plan of Section Three, Hermitage Hills, of record in Book 2900, page 97, Register's Office for said County.

SAID Lot No. 360 fronts 91.12 feet on the northwesterly margin of Bonnacreek Drive and extends back 180.0 feet on the northeasterly line and 180.0 feet on the southwesterly line to a broken line in the rear, measuring 71.8 feet thereon.

BEING the same property conveyed to William V. Sawyer and wife, Mary E. Sawyer by deed from Geraldine W. Bell, unmarried, of record in Book 5288, page 8, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Greater Suburban Mortgage Company, of record in Book 5288, page 10, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (XX) property, known as 3842 Bonnacreek Drive, Hermitage, Tennessee 37076
(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 23rd day of August 19 83

William V. Sawyer
WILLIAM V. SAWYER

Mary E. Sawyer
MARY E. SAWYER

STATE OF TENNESSEE
Davidson County

BOOK 6123 PAGE 783

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named WILLIAM V. SAWYER and wife, MARY E. SAWYER,

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 23rd day of August, 19 89.

Commission expires 10/9/90

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

WARRANTY DEED

FROM
WILLIAM V. SAWYER, et ux

TO
MARY E. SAWYER

TO
JAMES A. FRANKLIN

H 6.9 7.5 2

IDENTIF. REFERENCE

AUG 26 2 00 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

08/26 139.62 CHECK

2870

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6123 PAGE 784

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
			51169.71- CO	
			133.12 CO TX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	139.62-
2870A	08/26/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. 6. 9. 7. 5. 2

IDENTIF. REFERENCE

Aug 26 2 00 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 974303