6417

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Michael Franks & Alma Alexander Franks	Metropolitan Federal Savings & Loan Association	BM-4025
(NAME)	(NAME)	
423 Ellendale Drive		116-11-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6305 PAGE 131

For and in consideration of the sum of Ten and 00/100 ---------- DOLLARS

and other good and valuable considerations, receipt and sufficiency of all of which are acknowledged, we, Frank W. Fletcher and wife, Mary Dake Fletcher,

have bargained and sold, and by these presents do transfer and convey unto the said Michael Franks and wife, Alma Alexander Franks

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

126201

IDENTIF. REFERENCE

JUN 1 2 38 PM '84

FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 423 Ellendale Drive
(House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 1 day of June, 19 84.

Frank W. Fletcher — Mary Dake Fletcher

FRANK W. FLETCHER — MARY DAKE FLETCHER

BOOK 6306 PAGE 132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sherry P. Reed, a Notary Public in and for said County and State, the within named Frank W. Fletcher and wife, Mary Dake Fletcher

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 19 84.

My commission expires 11-1-87 Notary Public Sherry P. Reed

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 185,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank W. Fletcher

Sworn to and subscribed before me this 1 day of June, 19 84.

My commission expires 11-1-87 Notary Public Sherry P. Reed

This instrument was prepared by:

Name	Address
MANIER, WHITE, HEROD, HOLLABAUGH & SMITH, P.C.	230 Fourth Avenue North, Suite 700 Nashville, Tennessee 37219

WARRANTY DEED

FROM
FRANK W. FLETCHER and wife,
MARY DAKE FLETCHER

TO
MICHAEL FRANKS and wife,
ALMA ALEXANDER FRANKS

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT "A"

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 9 of Block "B" in the subdivision of the Thomas H. Malone and Ellen Fall Malone Lands, known as "Honeywood Addition" and according to a plan thereof made by W. B. Southgate, but not recorded, is described as follows:

Beginning on the westerly margin of Ellendale Avenue, at the northeast corner of Lot No. 8 on said plan; thence northwardly along the westerly margin of said Avenue, 225 feet to the southeast corner of Lot No. 10; thence southwesterly along the line between Lots Nos. 9 and 10, 198 feet to the northeast corner of Lot No. 7; thence southerly along the easterly line of Lot No. 7, 24 feet to the northwest corner of Lot No. 8; thence with the line between Lots Nos. 8 and 9, southeasterly 255 feet to the beginning.

Being the same property conveyed to Frank W. Fletcher and wife, Mary Dake Fletcher by deed from Mildred W. Greenlaw and husband, J. Provine Greenlaw, of record in Book 2998, page 155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 1984 taxes, a lien but not yet due and payable, which are prorated at closing and assumed by Grantees; and

2. Restrictive covenants of record in Book 702, page 100, Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6306 PAGE 134

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
		150000.00-	CONT.	
		481.00	CO TAX	
		.50	PRFEE	
		9.00	MORTG	
			CHECK	490.50-
150BA06/01/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 12620 1

IDENTIF. REFERENCE

JUN 1 2 36 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0040901