RETURN TO: METROPOLITAN FEDERAL
230 4th Ave. No.
21081,427-5

WARRANTY DEED

BOOK 6305 PAGE 140

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John B. Allyn (NAME)	Savings & Loan Metropolitan Federal (NAME)	26W-1170
4204 Aberdeen Road (STREET ADDRESS OR ROUTE NUMBER)	Metropolitan Federal Building (STREET ADDRESS)	103-8-204
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

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 hereby acknowledged, I, Alma Alexander Franks, (being the same person as Alma G. Alexander).

have this day bargained and sold, and do hereby transfer and convey unto the said John B. Allyn (the "Grantee"), his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERE IN BY REFERENCE.

12620 3

IDENTIF. REFERENCE

JUN 1 2 39 PM '84

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 67,000.00

Subscribed and sworn to before me, this the 31 day of May, 19 84

Affiant

My commission expires: 1-20-85 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 4204 Aberdeen Road (House Number) (Street) Nashville, Tenn. 37205 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as herein otherwise noted.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 31st *day of* May, 19 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alma Alexander Franks
ALMA ALEXANDER FRANKS

J. Michael Franks
J. MICHAEL FRANKS

36/21 103.77 CHECK

1510

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6306 PAGE 141

Personally appeared before me, Janette S. Cooper, *a Notary Public in and for said County and State,* Alma Alexander Franks and J. Michael Franks

*the within named 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, Tennessee *this* 31st *day of* May, *19* 84

Commission expires 1-20-85

Janette S. Cooper
Notary Public

JANETTE S. COOPER NOTARY PUBLIC DAVIDSON COUNTY, TN.

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 .....

WARRANTY DEED

FROM

ALMA ALEXANDER FRANKS

TO

JOHN B. ALLYN

This Instrument Prepared By:

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

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

EXHIBIT "A"

Land in the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 6 of the Block "K" on the Plan of Cherokee Park, Section 3, as of record in Book 843, Pages 2 and 3, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the northerly side of Aberdeen Road and runs back on the westerly side 131.79 feet and on the easterly side 130.22 feet to a dead line on which it measures 60.02 feet.

Being the same property conveyed to Alma G. Alexander by deed from Dwight Mathias and wife, Susan B. Mathias of record in Book 5796, page 229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

(1) 1984 taxes, a lien but not yet due and payable, which were prorated at closing and assumed by Grantee;

(2) Thirty-five foot building setback line as shown on Plan of record in Book 843, Pages 2 and 3, Register's Office for Davidson County, Tennessee;

(3) Five-foot easement for public utility purposes along the rear of said lot as reserved in deed from W. F. Randolph to Robert H. Oliver, dated May 29, 1929, filed May 29, 1929, and recorded in Book 840, Page 663, Register's Office for Davidson County, Tennessee; and

(4) Easement for 15-inch sewer shown as Sewer 28-55 on plans in the office of the Department of Public Works of the Metropolitan Government of Nashville and Davidson County, Tennessee.

J. Michael Franks, husband of Alma Alexander Franks, joins in the execution of this Deed solely for the purpose of conveying to the Grantee any interest which he may have in the subject property.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6306 PAGE 143

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

67CC:CO- CRT.
174.20 CSTAX
.50 PRFEE
5.00 MISC
CHECK 179.70-
15ICA06/01/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 6 2 0 3

IDENTIF. REFERENCE

JUN 1 2 4 0 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0040903