THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 5340 PAGE 467

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
LUISA G. MORITZ	First Family Mtg of Florida	Map 64-8
4745 Kennysaw Dr.	2900 Ogden	Parcel 22
Old Hickory, TN 37138	Lisle, IL 60532	04D-60880

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **CARL FRANKLIN and wife, LESLIE J. FRANKLIN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LUISA G. MORITZ,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain tract or parcel of land situated and lying in Davidson County, Tennessee, described as follows, to wit:
>
> Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Carl Franklin and wife, Leslie J. Franklin by deed dated July 31, 1980, from Clarence M. McGaw and wife, Brenda McGaw, as of record in Book 5633, page 635, Register's Office for Davidson County, Tennessee.

This is improved property known as 4745 Kennysaw Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4704, page 448, and plat information of record in Book 4460, pages 182 and 183, said Register's Office.

Grantee herein assumes and promises to pay that certain mortgage indebtedness in favor of First Family Mortgage Corporation of Florida, as of record in Book 5442, page 318, said Register's Office. The escrow account as it relates to this property is transferred to the Grantee, as is the hazard insurance.

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 hands this 13th day of July, 1984.

Carl Franklin
CARL FRANKLIN

Leslie J. Franklin
LESLIE J. FRANKLIN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carl Franklin and wife, Leslie J. Franklin,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 13th day of July, 1984.

NOTARY PUBLIC

My Commission Expires: 4-21-85

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $57,601.66.

AFFIANT

Subscribed and sworn to before me this 13th day of July, 1984.

NOTARY PUBLIC

My Commission Expires: 4-21-85

RUCH

JUL 13 2 21 PM '84

I 37086

IDENTIFICATION REFERENCE

07/16 156.26- CHECK

4735

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6340 PAGE 469

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		PREE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57601.00- CONT.	
			149.76 CSTAX	
			.50 RFEE	
			6.00 WDEED	
			CHECK 156.26-	
4/35A07/18/84			CAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED FOR RECORD
JUL 13 2 21 PM '84
REGISTER'S OFFICE

No.0053767