FORM NO. WD-1

14410

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 19 84.

Notary Public

MY COMMISSION EXPIRES: 7/18/87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEROME FRANKLIN (NAME)	City Federal Savings & Loan Association (NAME)	58-15
4120 Creekwood North (STREET ADDRESS OR ROUTE NUMBER)	1141 E. Jersey Street (STREET ADDRESS)	129
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Elizabeth, New Jersey 07201 (CITY) (STATE) (ZIP)	13DA-56219

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, CURTIS ELLIS CONSTRUCTION CO.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEROME FRANKLIN and wife, ANNETTE FRANKLIN

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. 21 on the Plan of Creekwood North, as of record in Book 4675, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Curtis Ellis Construction Company, by deed from Alan Saturn, Trustee, of record in Book 5612, page 823, Register's Office for Davidson County, Tennessee.

156792

IDENTIFICATION REFERENCE

Oct 16 10 34 AM '84

REGISTER OF DEEDS DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4120 Creekwood North, Nashville, TN 37218
(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 ~~their~~ hand ~~s~~ this 2nd day of ~~October~~, 19 ~~84~~

CURTIS ELLIS CONSTRUCTION COMPANY

By: Kenneth Driver, Treasurer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, ~~the undersigned~~ _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, Kenneth Driver _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the ___ Treasurer _____ and _____ respectively of the ~~CURTIS ELLIS CONSTRUCTION CO.~~ Treasurer _____ 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 ___ Kenneth Driver as such Treasurer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of October, 19 84

My commission expires 7/18/87

Betty G Ehrmann
Notary Public

NOTARY PUBLIC

WARRANTY DEED

FROM
CURTIS ELLIS CONSTRUCTION CO.

TO
JEROME FRANKLIN
ANNETTE FRANKLIN

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

62500.00- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
B990A10/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 6 7 9 2

IDENTIF. REFERENCE T

OCT 16 10 34 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0077283