BOOK 6572 PG 779

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~33,500.00~~

Freddie W. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 10-25-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freddie W. Franklin (NAME)	Security Financial And Mortgage Corporation (NAME)	27W-26625
900 McClurkan Avenue (STREET ADDRESS OR ROUTE NUMBER)	1611 Des Peres Road, Suite 320 (STREET ADDRESS)	MAP 72-13
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	PARCEL 117

FOR AND 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, Joe F. Gibson and wife, Betty R. Gibson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freddie W. Franklin and wife, Debra M. 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.

BEING the westerly parts of Lots Nos. 59 and 60 on the Map of Springdale Subdivision, of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee, described according to a survey prepared by J. R. Wauford and Company, Engineers, May 11, 1959, as follows:

BEGINING at an iron pin in the southwest corner of the Intersection of Inga Street and McClurkan Avenue; thence with the southerly margin of McClurkan Avenue, south 79 deg. 02' east 73.5 feet to an iron pin; thence leaving McClurkan Avenue, south 11 deg. 40' west 106.4 feet to an iron pin in the southerly line of Lot No. 59; thence with the southerly line of Lot No. 59, north 65 deg. 48' west 96.4 feet to an iron pin in the westerly margin of Inga Street; thence along the margin of said street, north 25 deg. 15' east 87 feet to the beginning.

BEING the same property conveyed to Joe F. Gibson and wife, Betty R. Gibson by deeds of record in Book 6133, Page 107 and Book 5878, Page 948, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 974, Page 18, Register's Office for said County.

This is unimproved ( ) improved (XX) property, known as 900 McClurkan Avenue, (House Number) (Street) Nashville, TN 37216 (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 heir 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 covey 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 31st day of May, 1985

Joe F. Gibson

Betty R. Gibson

Joe F. Gibson

Betty R. Gibson

1817

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe F. Gibson and wife, Betty R. Gibson

(or proved to me on the basis of satisfactory evidence) the 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, 1985

Commission expires 11-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

Joe F. Gibson
Betty R. Gibson

TO

Freddie W. Franklin
Debra M. Franklin

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

J0987 4

IDENTIF. REFERENCE

JUN 4 9 32 AM '85

FELIX J. ALDRIDGE JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

33500.00- CAMT.
87.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 93.60-
4181A06/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J09874

IDENTIF. REFERENCE

JUN 4 9 32 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140706