THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 Box 8

ADDRESS NEW OWNER:
James A. Franklin
2980 Mossdale Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Union National Bank
of Little Rock
P. O. Box 3318
Little Roci, AR 72203

MAP-PARCEL NUMBERS:
2D-41252
150-6-6

WARRANTY DEED

BOOK 6635 PAGE 475

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mark J. Eddy and wife, Wendy M. Eddy hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James A. Franklin and John A. Cox hereinafter called the Grantee, Grantee's 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. 255 on the plan of Section 7, Cherry Hills, of record in Book 4660, page 49, Register's Office for said County.

SAID Lot No. 255 fronts 83.00 feet on the easterly margin of Mossdale Drive and extends back 155.74 feet on the northerly line and 112.70 feet on the southerly line to a dead line in the rear, measuring 104.63 feet thereon.

BEING the same property conveyed to Mark J. Eddy and wife, Wendy M. Eddy by deed from Executrans Inc., a New York Corporation, of record in Book 5958, page 677, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4728, page 116, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Capitol Mortgage Corporation, of record in Book 5958, page 680, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 2980 Mossdale Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of August, 1985.

Wendy M. Eddy
Wendy M. Eddy

Mark J. Eddy
Mark J. Eddy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of August, 1985, before me personally appeared Mark J. Eddy and wife, Wendy M. Eddy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as their free act and deed.

NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

1528

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6635 PAGE 476

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 73,094.83.

John A. Cox
Affiant

Subscribed and sworn to before me, this the 16th day of August, 1985.

My Commission Expires: 10-24-88 _____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Mark J. Eddy and wife, Wendy M. Eddy

to:
James A. Franklin and John A. Cox

FELIX Z. ROSCOTT, REGISTER
DAVIDSON COUNTY, TN
Aug 21 11 17 AM '85

IDENTIFICATION REFERENCE

3 0 2 8 3

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23987)

dp

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6635 PAGE 477

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

73094.83- CAMT.
190.66 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 196.66-
9528A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30283

IDENTIFI REFERENCE

AUG 21 11 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 165437