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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert W. Franklin	Commerce Union Bank	142-111
7213 Green Meadows Lane		10
Nashville, TN 37221	1 Commerce Pl., Real Estate Div.	9D-73102
	Nashville, Tennessee 37239	

WARRANTY DEED

BOOK 6636 PAGE 487

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, Paul Ed Collier and wife, Susan P. Collier hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert W. Franklin and wife, Maria D. Franklin 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. 38 on the plan of Resubdivision of Lot 38 and 39, Green Meadows, Section Two, of record in Book 5190, page 228, Register's Office for said County.

SAID Lot No. 38 fronts 70.0 feet on the southeasterly margin of Green Meadows Lane and extends back 166.87 feet on the northeasterly line and 157.87 feet on the southwesterly line to a dead line in the rear, measuring 130.01 feet thereon.

BEING the same property conveyed to Paul Ed Collier by deed from John Lang Lorentz, unmarried, of record in Book 5768, page 854, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5376, page 55[illegible], said Register's Office, and to the matters set forth in the above referenced plan of record.

4 2 3 0 6 REFERENCE IDENTIFICATION Aug 22 11 08 AM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY

This is (un)improved property, known as 7213 Green Meadows Lane, Nashville, TN 37221.

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 21st day of August, 1985.

Susan P. Collier

Paul Ed Collier

3 CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of August, 1985, before me personally appeared Paul Ed Collier and Susan P. Collier, 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 they executed the same as their free act and deed.

My Commission Expires: Nov 4, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6636 PAGE 488

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 $ 78,000.00.

Robert W Franklin
Affiant

Subscribed and sworn to before me, this the 21st day of August, 19 85.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Paul Ed Collier and wife, Susan P. Collier

to:
Robert W. Franklin and wife, Maria D. Franklin

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

TN-23910

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6636 PAGE 489

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

78000.00- CAMT.
202.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 209.30-
9958A08/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 6 4 2

IDENTIF. REFERENCE

Aug 22 11 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165860