THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 5880 PAGE 669

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Walter D. Vandegrift, JR. ~~Same as new owner~~	CITY FEDERAL SAVINGS & LOAN	Map 54-10
109 Kennett Rd	125 Belmont Drive	Parcel 9 20
Old Hickory Tn. 37138	Somerset, N. J. 08873	54-14-49?

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, CARL W. FRANKLIN and wife, JULIA R. FRANKLIN, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said WALTER D. VANDEGRIFT JR. and wife, PATRICIA A. VANDEGRIFT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

BEING Lot No. 140, previously shown as "Reserved Parcel A" on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, page 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the Northeasterly margin of Kennett Road, common corner of Lots 140 and 139; thence with the line between said two lots North 48° 36' East 400.2 feet to the rear line of Lot 140; thence with said rear line, a broken line, South 55° 39' east 49.7 feet; South 6° 16' East 79.9 feet; and South 55° 19' East 48.0 feet, to the common rear corner of Lots 140 and 141; thence with the line between said two lots South 54° 35' West 386.3 feet to a point in the Northeasterly margin of Kennett Road; thence with said margin Northwesterly 120.0 feet to the point of beginning.

BEING the same property conveyed to Carl W. Franklin and wife, Julia R. Franklin, by deed from Jacobus S. Favier and wife, of record in Book 4486, page 928, said Register's Office.

TRACT II

LAND lying and being in Davidson County, Tennessee and described according to an unrecorded survey made by Cummings and Associates, July 25, 1983 described as follows to wit:

BEGINNING at the northeast corner of Lot 140 on the Plan of Brandywine Farms, Section IV as of record in Book 3700, page 108, Register's Office for Davidson County, Tennessee; thence South 6° 16' 00" East 79.9 feet to a concrete

monument; thence North 1° 27' 04" East 72.61 feet to a point; thence North 50° 25' 00" West 14.0 feet to an iron pin; thence South 6° 16' 00" East 2.10 feet to a concrete monument the point of beginning.

BEING the same property conveyed to Carl W. Franklin and wife, Julia R. Franklin by Deed from Marydelle C. Brown, a widow and Herman E. Brown, Jr. and wife, Susan Owens Brown, of record in Book 6610, page 193, said Register's Office.

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, the GRANTORS 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 warrant that the same is unencumbered, except as follows:

1) 1985 State & County taxes, prorated and assumed in full by the Grantees.

2) Restrictions filed for record in Book 4102, page 870, said Register's Office.

3) The Plan of record in Book 3700, page 108, said Register's Office, showing an Owner's Certificate, a 50 foot setback line from Kennett Road, 10 foot easement for underground utilities along the rear and a 2.5x30 foot utility anchor easement located at the southwesterly corner of said lot.

4) Any existing and visible easements.

And We, the GRANTORS 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.

WITNESS our hands on this the 17th day of September, 1985.

Carl W. Franklin
CARL W. FRANKLIN

Julia R. Franklin
JULIA R. FRANKLIN

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 CARL W. FRANKLIN and wife, JULIA R. FRANKLIN, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 13th day of September, 1985.

NOTARY PUBLIC

My Commission Expires: 10/7/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of September, 1985.

NOTARY PUBLIC

My Commission Expires: 10/7/86

37938

IDENTIFICATION REFERENCE

SEP 19 2 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6660 PAGE 672

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

265000.00- CAMT.
689.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK : 698.50-
8686A09/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37938

IDENTIFICATION REFERENCE

SEP 19 2 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174374