·#17756

FORM NO. WD-1

BOOK 6786 PAGE 78

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(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
CHRIS A. FRANKLIN (NAME)	CityFed Mortgage Company (NAME)	86-7-63
104 Jackson's Retreat Ct. (STREET ADDRESS OR ROUTE NUMBER)	404 BNA Drive, Suite 201 (STREET ADDRESS)	4D-1183
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

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 J. Daniel Updegraff and wife, Stephanie Lynn Updegraff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris A. Franklin and wife, Brenda K. 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. 47 on the Plan of Jackson's Retreat, Section I, Phase I, as of record in Book 5200, page 286, said Register's Office.

Being the same property conveyed to grantors by deed of record in Book 6003, Page 890, said Register's Office.

7.7.1 4.0

IDENTIFICATION REFERENCE

FEB 20 12 02 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 104 Jackson's Retreat Court, Hermitage, TN 37076
(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 our hand s this 10th day of February, 19 86

J. Daniel Updegraff

Stephanie Lynn Updegraff

STATE OF TENNESSEE }
Davidson County }

BOOK 6786 PAGE 79

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Daniel Updegraff and wife, Stephanie Lynn Updegraff

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 19 86.

Notary Public

Commission Expires 4/19/87

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

J. Daniel Updegraff and wife,

Stephanie Lynn Updegraff

TO

Chris A. Franklin and wife,

Brenda K. Franklin

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

RECEIVED OF _____

FOR _____

BOOK 6786 PAGE 80

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
			6260 .10- SA IT.	
			162.76 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 169.26-	
			6009A02/20/86 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7- 7- 1- 4' 0

IDENTIFICATION/REFERENCE

FEB 20 12 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220514