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FILE IN BOX #4
FORM NO. WD-1
86-2-29

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

John M. Lucas Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 1986.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attys., 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Lucas, Jr. (NAME)	Cameron-Brown Company (NAME)	Map 42-14
107 Head Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Rd.,P.O.Box 18109 (STREET ADDRESS)	Parcel 87
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina 27619 (CITY) (STATE) (ZIP)	Bk.No.11D-11905

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, Timothy Alan Franklin and wife, Kimberly T. Franklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Lucas, Jr. and wife, Janis K. Lucas

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 the 11th Civil District of Davidson County, Tennessee, being a part of a tract marked "Future Development" on the Plan of Head's Addition, as of record in Book 1835, Page 100, said Register's Office, and described according to a survey by John B. Kohl, III, dated July 9, 1976, as follows:

Beginning at a point on the easterly margin of Head Drive, said point being the northeasterly corner of the property conveyed to the State of Tennessee by deed of record in Book 4046, Page 582, Register's Office for Davidson County, Tennessee; thence, with the easterly margin of Head Drive, South 2 deg. 45' West, 150 feet to a point; thence, South 87 deg. 15' East, 140 feet feet to a point; thence, North 2 deg. 45' East, 150 feet to a point; thence, North 87 deg. 15' West, 140 feet to a point of beginning.

Being the same property conveyed to Timothy Alan Franklin and wife, Kimberly T. Franklin by deed from Harry Daniel Bess and wife, Pamela W. Bess of record in Book 1835, Page 100, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note to Nashville Electric Service for an insulation contract with a balance of approximately $1,040.65 with monthly payments of $17.95.

This is unimproved (XX) / improved ( ) property, known as 107 Head Drive, Madison, Tennessee 37115
(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 their hands this 26th day of February, 1986

Timothy Alan Franklin
Timothy Alan Franklin

Kimberly T. Franklin
Kimberly T. Franklin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Timothy Alan Franklin and wife, Kimberly T. Franklin

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 26th day of February, 19 86.

Notary Public

Commission Expires February 19, 1988

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

7.9334

FROM

Timothy Alan Franklin and wife, Kimberly T. Franklin

TO

John M. Lucas, Jr. and wife, Janis K. Lucas

IDENTIFICATION REFERENCE

FEB 20 3 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6792 PAGE 454

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

543[illegible] 0 0- CO TX
148.75 CO TAX
.50 REC FEE
6.00 MISC FEE
TOTAL 149.25-
0646408/28/86 2:4- .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 9 3 3 4

IDENTIFICATION REFERENCE

FEB 28 3 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223083