FILE IN BOX #4
MAP 136-3 PARCEL 36
#2D-63788

TENNESSEE SPECIAL WARRANTY DEED

BOOK 6800 PG 453

THIS INDENTURE, made and entered into this 6th day of February, 1986, by and between THE PROCTER & GAMBLE DISTRIBUTING COMPANY, an Ohio corporation, with offices at 301 East Sixth Street, Cincinnati, Ohio, party of the first part, and TIMOTHY A. FRANKLIN, and wife, KIMBERLY T. FRANKLIN, parties of the second part,

WITNESSETH: That for and in consideration of $86,000.00, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm to TIMOTHY A. FRANKLIN and KIMBERLY T. FRANKLIN, husband and wife, as tenants by the entirety with right of survivorship, the following described real estate, situted and being in the County of Davidson and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Priest Lake Park, Section 5, of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee.
>
> Subject to taxes and assessments, general and special, if any, which are a lien upon the premises but not yet due and payable, which parties of the second part herein expressly assume and agree to pay;
>
> Subject also to covenants, easements and restrictions of record.
>
> Being the same premises conveyed to the party of the first part by deed recorded in Deed Book 6473, page 610, Davidson County, Tennessee, Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining to TIMOTHY A. FRANKLIN and KIMBERLY T. FRANKLIN, husband and wife, as tenants by the entirety with right of survivorship, their heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the same parties of the second part that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey

ADDRESS NEW OWNERS:
TIMOTHY A. FRANKLIN
3517 Colony Point West
Nashville, Tennessee 37217

SEND TAX BILLS TO:
COLLATERAL INVESTMENT COMPANY
2100 First Avenue, North
Birmingham, Alabama 35203

the same; that the same is unencumbered by, from, through or under said party of the first part, except as may be hereinbefore stated; and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all person claiming by, from, through or under the said party of the first part herein, but against none other.

BOOK 6850 PAGE 484

IN WITNESS WHEREOF, the said party of the first part has caused its corporate name to be hereunto subscribed and its corporate seal hereunto affixed by its corporate officers thereunto duly authorized by resolution of its Board of Directors on the day and year above written.

Signed and acknowledged
in the presence of:

Sheila Loar

Connie Braun

Linda A. Baker

Carol P. Ziccardi

THE PROCTER & GAMBLE
DISTRIBUTING COMPANY

BY: J.W. Morgan
MANAGER-GENERAL OFFICES,
CORPORATE BUILDINGS & REAL ESTATE

BY: Rita M. Trenga
Its Assistant Secretary

STATE OF OHIO :
:
COUNTY OF HAMILTON :

Before me, the undersigned, a Notary Public, within and for said County and State, at Cincinnati, duly commissioned and qualified, personally appeared J.W. MORGAN, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the MANAGER-GENERAL OFFICES, CORPORATE BUILDINGS & REAL ESTATE of THE PROCTER & GAMBLE DISTRIBUTING COMPANY, the within named bargainor, a corporation; and that he as such MANAGER-GENERAL OFFICES, CORPORATE BUILDINGS & REAL ESTATE, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of the corporation, by himself as such officer.

WITNESS my hand and Notary Seal at my office in said Hamilton County, at Cincinnati, this 6th day of February, 1986.

NOTARIAL SEAL * STATE OF OHIO *

Rosemary Beyer
NOTARY PUBLIC

ROSEMARY BEYER
Notary Public, State of Ohio
My Commission Expires May 21, 1990

STATE OF OHIO :
:
COUNTY OF HAMILTON :

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Before me, the undersigned, a Notary Public, within and for said County and State, at Cincinnati, duly commissioned and qualified, personally appeared Rita M. Neaco, with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Assistant Secretary of THE PROCTER & GAMBLE DISTRIBUTING COMPANY, the within named bargainor, a corporation; and that she as such Assistant Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of the corporation, by herself as such officer.

WITNESS my hand and Notary Seal at my office in said Hamilton County, at Cincinnati, this 6th day of February, 1986.

NOTARIAL SEAL * STATE OF OHIO *

Rosemary Beyer
NOTARY PUBLIC

ROSEMARY BEYER
Notary Public, State of Ohio
My Commission Expires May 31, 1990

I hereby swear or affirm that to the best of my knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is the greater, is $86,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

8185.5

TRANSFER REFERENCE
FEB 10 1 27 PM '86

Charlotte Kaufman
AFFIANT

Subscribed and sworn to before me this 6TH day of FEBRUARY, 1986.

NOTARIAL SEAL * STATE OF OHIO *

Rosemary Beyer
NOTARY PUBLIC

ROSEMARY BEYER
Notary Public, State of Ohio
My Commission Expires May 31, 1990

This instrument was prepared by: G. Franklin Miller
Attorney at Law
2100 Fountain Square Plaza
Cincinnati, Ohio 45202

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6800 PAGE 456

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			86000.00-	CAMT.
			233.60	CSTAX
			.50	PRFEE
			5.00	WDEED
			CHECK	235.10-
			1623403/10/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 8 5 5

IDENTIFICATION REFERENCE

MAR 10 1 28 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 225987