BOOK 6851 PAGE 562

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
J. Don Franks & wife, **Monique E. Franks** 3609 Pilcher Avenue Nashville, Tennessee 37209	Security Financial & Mortgage Corp. 1611 Des Peres Road Suite 320 St. Louis, Missouri 63131	104-1-428 25W-4483

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Lee and wife, Carolyn Lee**, have bargained and sold, and by these presents do transfer and convey unto the said **J. Don Franks and wife, Monique E. Franks,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 2 on the Resubdivision of Lots 177 and 178 on the Plan of West Grove Subdivision, as of record in Book 4300, Page 19.

SAID Lots No. 2 fronts 51.5 feet on the southerly side of Pilcher Avenue and runs back between lines, 100.15 feet on its easterly line and 110.27 feet on its westerly line, to a line in the rear on which it measures 63.58 feet.

BEING the same property conveyed to James Lee by deed from Evelyn W. McCormick, an unmarried widow of record in Book 6775, Page 231, said Register's Office for Davidson County, Tennessee.

0 2 2 5 5

IDENTIFICATION REFERENCE

MAY 20 8 25 AM '86

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **3609 Pilcher Place, Nashville, Tennessee 37219**

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.

Whenever 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 hands this 16 day of May, 1986.

James Lee

Carolyn Lee
and wife, Carolyn Lee

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 **James Lee and wife, Carolyn Lee**, the bargainor(s), 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 16th day of May, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-12-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 43,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF May 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-12-88

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

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

RECEIVED OF _____

FOR _____

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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

48000.00- CAMT.
184.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.30-
5745A05/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02235
IDENTIFICATION REFERENCE
MAY 20 8 25 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249531