Box 14

BOOK 6908 PAGE 693

FORM NO. WD-1

2809

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Betty Ann Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 1986.

Notary Public

MY COMMISSION EXPIRES: 10-24-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Ann Franklin (NAME)	St. Thomas Hospital Employees Cr (NAME)	53-3-234 & 426
1408 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	4220 Harding Road (STREET ADDRESS)	90-45810
Old Hickory, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	4D-45590

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, James M. Wells, Executor, of the Will of Laura M. Dale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Ann Franklin, unmarried

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 Lots Nos. 1 and part of 1-A, on the Revised Plan of Section "F", Village of Old Hickory, as shown on Plan of record in Book 1424, page 86, as revised by Plan of record in Book 1424, page 131, Register's Office for said County.

Said Lot No. 1 fronts 99.8 feet on the southwesterly side of Riverside Road and runs back between lines, 143.3 feet on the northwesterly line and 204.9 feet on the southeasterly line to a dead line, measuring 97.6 feet thereon.

Said Lot 1-A fronts 102.2 feet on the northeasterly sdie of Riverside Road and runs back 218.1 feet, more or less, on the northwesterly line and 127.6 feet, more or less, on the southeasterly line to the low water mark of Cumberland River.

Included but specifically excluded is that tract of land sold to State of Tennessee, of record in Book 2152, page 7, said Register's Office, and described as follows:

A tract of land situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:

(Continuation of Legal Description on back)

This is unimproved ( ) improved (XX) property, known as 1408 Riverside Drive, Old Hickory, Tennessee 37138
(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 his hand this 3rd day of July, 1986

James M. Wells, Executor

STATE OF TENNESSEE
Davidson County

BOOK 6908 PAGE 694

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Wells, Executor, of the Will of Laura M. Dale

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

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 19 86

Commission Expires July 17, 1988

Notary Public

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 _____

FELIX E. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN.
JUL 8 3 44 PM '86

IDENTIFICATION REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

17,491

WARRANTY DEED

FROM James M. Wells, Executor, of the Will of Laura M. Dale

TO Betty Ann Franklin, unmarried

Continuation of Legal Description

Beginning at a point in the line of the lands now or formerly of J. Ralph and Leatha Payne, said point being North 55 deg. 08' East 113 feet from the most southerly corner of the lands of the subject owner; thence, from the point of beginning and severing the lands of the subject owner, North 27 deg. 00' West 110 feet to a point in the line of the lands now or formerly of J. R. and Evelyn M. Muhlig; thence, along said Muhlig line, North 52 deg. 13' East 65 feet to a point in the low water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line, a distance of 136 feet, more or less, to a corner common to the lands of J. Ralph and Leatha Payne; thence, leaving said water line, and along said Payne line, South 55 deg. 08' West 30 feet to the point of beginning, containing two tenths (0.20) of an acre, more or less.

Being the same property conveyed to Clyde M. Dale and wife, Laura M. Dale by deed from J. R. Muhlig and wife, Evelyn M. Muhlig as of record in Book 2045, page 427, said Register's Office. The said Clyde M. Dale and Laura M. Dale having since died the property is now vested in James M. Wells as Executor of the Will of Laura M. Dale of record in Will Book 154, page 649, County Court Clerk's Office.

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

RECEIVED OF _____

FOR _____

BOOK 6908 PAGE 695

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

90000.00- CONT.
234.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 240.50-
3652A07/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17491

IDENTIFICATION REFERENCE

JUL 3 3 42 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 267108

No. 267106