THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Steven B. Franklin 4417 Howell Place Nashville, Tenn. 37215	same	BM-7900 130-02-149

WARRANTY DEED BOOK 6911 PAGE 1

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert M. Devlin and wife, Katharine B. Devlin hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven B. Franklin and wife, ~~Mary Elizabeth Franklin~~ hereinafter called the Grantee, Grantee's 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. 2 on the plan of Belle Meade No. Two, of record in Book 421, page 98, Register's Office for said County.

SAID Lot No. 2 fronts 175 feet on the southerly margin of Howell Place and extends back between parallel lines 200 feet.

BEING part of the same property conveyed to Robert M. Devlin and wife, Katharine B. Devlin by deed from Gerald Gimre for life with the remainder in Christ Church Episcopal of record in Deed Book 5735, page 301, Register's Office for Davidson County, Tenn.

The property herein conveyed is subject to restrictive covenants of record in Deed Book 492, page 575 and Book 716, page 144, said Register's Office.

18237
1 8.
IDENTIFICATION
JUL 8 10 PM '86
FELIX Z. WILKINS
REGISTER
DAVIDSON CO., TN

This is (~~un~~)improved property, known as 4417 Howell Place, Nashville, Tenn. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 29 day of June, 1986.

Robert M. Devlin

Katharine B. Devlin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of June, 1986, before me personally appeared Robert M. Devlin and Katharine B. Devlin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC DAVIDSON

My Commission Expires: July 7, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6911 PAGE 2

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 461,000 00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Robert M. Devlin and wife,
Katharine B. Devlin

to:

Steven B. Franklin and wife,
Mary Elizabeth Franklin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6911 PAGE 3

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
			461000.00- CAMT.	
			1290.80 CSTAX	
			.50 PRFE	
			6.00 WDED	
			CHECK 1297.30-	
4601	A07/08/86	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18237

IDENTIFI REFERENCE

Jul 8 12 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 268031