THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
W. Edward Webb, ETUX 1411 Turner St Old Hickory, Tn. 37138	Same as new owner	Map 53-3 Parcel 416 4D-45255

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, BETTY A. FRANKLIN, a single woman, joined by TOMMIE G. FRANKLIN, a single woman, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said W. EDWARD WEBB and wife, SANDRA J. WEBB, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 133 on the Plan of Section "B", Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for said County.

Said Lot 133 fronts 76.1 feet on the easterly side of Turner Street and runs back 125.8 feet on the northerly line, and 124 feet on the southerly line, to a dead line in the rear, measuring 81.6 feet thereon.

Being the same property conveyed to Betty A. Franklin, subject to life estate reserved in Tommie G. Franklin, by quitclaim deed from Tommie G. Franklin, of record in Book 6833, page 969, Register's Office, Davidson County, Tennessee.

Tommie G. Franklin joins in this conveyance to convey any and all right, title or interest she may have in the said property including the conveyance of her life estate.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State and County taxes, a lien, prorated between the parties and assumed in full by Grantee.

2. The Plan in Book 1424, page 67, said Register's Office, shows Owner's Certificate, a 10 foot special utility easement along rear and southerly line and easement for private drive and public utilities along the southerly line.

And We, the GRANTORS, 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.

WITNESS our hands on the day and date acknowledged below.

Betty A. Franklin
BETTY A. FRANKLIN

Tommie G. Franklin
TOMMIE G. FRANKLIN

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 TOMMIE G. FRANKLIN, a single woman, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 25th day of July, 1986.

Sonja R. Cagle
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 12, 1989

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 BETTY A. FRANKLIN, a single woman, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 25th day of July, 1986.

Sonja R. Cagle
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 12, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

Betty Ann Franklin
Affiant

Sworn to and subscribed before me, this the 25th day of July, 1986.

Sonja R. Cagle
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 12, 1989

25710

IDENTIFICATION REFERENCE

Jul 29 9 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6931 PAGE 727

CD - 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
			76000.00- CAMT.	
			212.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 222.30-	
3295A	07/29/86		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

257.10

IDENTIFICATION REFERENCE

Jul 29 9 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276543