Rush

WARRANTY DEED

BOOK 6979 PAGE 76

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mary Diane Waller 13 Valley Forge Drive Nashville, TN 37205	Same	116-8C-13 7 DA 72415

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged;

STEVEN B. FRANKLIN and wife, BETH DORTCH FRANKLIN, herein Grantor, has bargained and sold, and by these presents does transfer and convey unto the said MARY DIANE WALLER, the GRANTEE herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Being a certain house and lot identified as Lot No. 13, as shown on the Revised Plan of Sugartree, Phase II, as of record in Book 4860, page 79 and 80, Register's Office for Davidson County, Tennessee as amended by instruments of record in Book 5005, page 144; Book 5010, page 117; Book 5015, page 550; Book 5072, page 165; Book 5084, page 960; Book 5121, page 89; Book 5122, page 326; Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; and Book 5238, page 93; said Register's Office.

Being the same property conveyed to Steven B. Franklin and wife, Beth Dortch Franklin by deed from Hugo C. Pribor and wife, Judith S. Pribor, of record in Book 6075, page 895, Register's Office for said County.

Being subject to the Declaration of Covenants, Conditions and Restrictions contained in an instrument executed by Sugartree Properties, Inc. recorded in Book 4857, page 157, Register's Office for Davidson County and amended in Book 4874, page 463; Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220; Book 5152, page 401; Book 5514, page 138; Book 5691, page 61, said Register's Office, and being subject to the matters shown on plan of record in Book 4860, page 79, as amended by instruments of record in Book 5005, page 144, Book 5010, page 117; Book 5015, page 550; Book 5072, page 165; Book 5084, page 960, Book 5191, page 412, Book 5238, page 93, and Book 5514, page 138, said Register's Office.

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, her heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15 day of September, 1986.

STEVEN B. FRANKLIN

Beth Dortch Franklin
BETH DORTCH FRANKLIN

2089 09/15/86 $12.50 CHECK

42129

IDENTIFICATION REFERENCE

SEP 15 3 12 PM '86

FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF Tennessee
COUNTY OF Davidson

BOOK 6979 PAGE 77

On this the 15 day of September, 1986, before me personally appeared STEVEN B. FRANKLIN and wife, BETH DORTCH FRANKLIN, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, TN, this the 15 day of September, 1986.

Lisa W Smith
NOTARY PUBLIC

My Commission Expires:
4/17/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for the transfer or value of property (whichever is greater) is $288,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Mary Diane Waller

Sworn to and subscribed before me
this 15 day of September, 1986.

Lisa W Smith
NOTARY PUBLIC

My commission expires: 4/17/88

THIS INSTRUMENT PREPARED BY HARLAN DODSON III, ATTORNEY AT LAW, 306 GAY STREET, SUITE 400, P. O. BOX 198066, NASHVILLE, TN 37219.

File 1

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

RECEIVED OF _____

FOR _____

BOOK 6979 PAGE 78

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

288000.CO- CAMT
806.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 812.90-
2089A09/15/86 BAL .00

Total 812.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42129

IDENTIFICATION REFERENCE

SEP 15 3 12 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 294907