THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
James M. Hammonds, Jr. 2529 Forest View Dr. Antioch, Tenn. 37013	same	Map 81-10 Parcel 301

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

We, Victor Leon Franklin and wife, Shirley Renee Moon Franklin

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

James M. Hammonds, Jr. and wife, Rhonda G. Hammonds

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of Lot No. 21 on the Plan of Georgia Industrial Realty Company's North Nashville property as of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, and described according to a survey by W. W. Turner Company, Engineers, dated May 20, 1952.

Beginning on the southerly margin of Osage Street, at a point 368 feet west of the westerly margin of 24th Avenue North; thence with the southerly margin of Osage Street westerly 50 feet to an old fence post; thence south 3 degrees, 30 minutes east 100 feet to an iron pin; thence north 78 degrees, 57 minutes east 60 feet to an iron pin; thence north 9 degrees, 25 minutes west 100 feet to the point of beginning.

Louise Starks Franklin died intestate, a citizen of Davidson County, on April 9, 1975, leaving John Bates Franklin, III, and Victor Leon Franklin as her only heirs at law; John Bates Franklin, III, and wife, Sarah Ann Gilbert Franklin conveyed their interest to Victor Leon Franklin of record in Book 5302, page 654 and Victor Leon Franklin having established tenants by the entirety with his wife Shirley Renee Moon Franklin of record in Book 5302, page 650, Register's Office for Davidson County, Tennessee.

Taxes for the year 1986 are prorated and assumed by the Grantees herein.

This is (✓) unimproved
( ) improved property at _____

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 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 our hands this 18TH day of September, 19 86.

VICTOR LEON FRANKLIN

SHIRLEY RENEE MOON FRANKLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victor Leon Franklin and Shirley Renee Moon Franklin the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18TH day of September, 1986.

My Commission Expires:
4-30-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 3,500.00.

AFFIANT

Subscribed and sworn to before me this 15TH day of September 1986.

My Commission Expires:
4-30-89

NOTARY PUBLIC

44053

IDENTIFICATION REFERENCE

SEP 19 9 48 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 6984 PAGE 451

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
			3500.00	CAMT
			9.80	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 16.30
			4199A09/19/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44053

IDENTIFICATION REFERENCE

Sep 19 9 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 296963