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FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Michael L Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 19 86

Judy Ann Turner Gordon
Notary Public

MY COMMISSION EXPIRES: 1-22-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD -- NASHVILLE, TN 37217

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:		MAP-PARCEL NUMBERS
Michael L. Franklin	Southwest Mortgage & Financial Services, Inc.	(NAME)	95-11
(NAME)			
418 Wanda Drive	1515 Cap. of TX Hwy. S., Ste 103		4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Nashville, Tennessee	Austin, Texas 78746		3DZ-08050
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)		

FOR AND 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, Judy Ann Turner Gordon and Husband, George W. Gordon and Edwin Parker Turner, Jr. and wife, Ann Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Franklin and wife, Lori D. Franklin

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 Lot No. 18 on the Map of Cloverdale Subdivision as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee, as amended in Book 2140, page 371, said Register's Office.

Said Lot No. 18 fronts 58 feet on the northweserly margin of Wanda Drive and extends back between lines 352.8 feet on the southeasterly line and 369 feet on the northeasterly line to a dead line on which it measures 125 feet.
Being the same property conveyed to Judy Ann Turner Gordon and Edwin Parker Turner, Jr. by deed of record in Book 6221, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 2701, page 189 and Book 2140, page 371 Register's Office for said County.

George W. Gordon and Ann Turner join in this conveyance to convey any and all rights they may both have in said property.

This is improved (X) unimproved ( ) property, known as 418 Wanda Drive, Nashville, Tennessee
(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 our hand s this 12th day of September, 19 86

Judy Ann Turner Gordon
~~Judy Ann Turner Gordon~~

Edwin Parker Turner Jr
~~Edwin Parker Turner, Jr.~~
by Judy Ann Turner Gordon
his Atty in fact

George W. Gordon
~~George W. Gordon~~

Ann Turner
~~by Judy Turner Gordon~~
Atty in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September, 19 86 before me personally appeared Judy Ann Turner Gordon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Edwin Parker Turner, Jr., and who acknowledged that she executed the same as the free act and deed of the said Edwin Parker Turner, Jr., by virture of that Power of Attorney, duly executed by the said Edwin Parker Turner, Jr. and appearing of record in Book 6994, page 167, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tn. ; this 12th day of September, 19 86.

My commission expires: 7-18-87

Judy Burrell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of September, 1986, before me personally appeared Judy Ann Turner Gordon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ann Turner, and who acknowledged that she executed the same as the free act and deed of the said Ann Turner, by virture of that Power of Attorney, duly executed by the said Ann Turner and appearing of record in Book 6994, page 165, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 1986.

My commission expires: 7-18-87

Judy Burrell
Notary Public

WARRANTY DEED

FROM
Judy Ann Turner Gordon and Edwin Parker Turner, Jr.

TO
~~Michael L. Franklin and wife, Lori D. Franklin~~

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

98 MY 28 08 SEP 30

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Judy Ann Turner Gordon and George W. Gordon known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 1986.

Commission Expires: 7-18-87

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			5490 .0- CAM	
			153.75 STATE	
			.50 PRFEE	
			6.00 MDE	
			CHECK	151.25-
			C12 305/32/86 BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47499

IDENTIFICATION REFERENCE

SEP 30 8 52 AM '86

REGISTER

No. 300797