BOOK 7011 PAGE 242

File #1

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON XXXXXXXX } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Thomas M. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 19 86

Notary Public

MY COMMISSION EXPIRES: 4/12/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Franklin (NAME)	Atlantic Coast Mortgage Company (NAME)	162-06-0
144 Valley Green Drive (STREET ADDRESS OR ROUTE NUMBER)	3975 University Dr. #100/210 (STREET ADDRESS)	347.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	05DU60010

FOR AND IN 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, Robert A. Johnson and wife, Mary Beth Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Franklin and wife, Debbie S. 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:

BEING Lot No. 31 on the Plan of Bess Estates, Section I, as recorded in Book 4460, page 143, Register's Office for said County, to which plan reference is hereby made for a more detailed description thereof.

Being the same property conveyed to Robert A. Johnson and wife, Mary Beth Johnson by deed from Claude F. Mize, Jr., unmarried of record in Book 5987, Page 746, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4679, page 64 and Book 4935, page 295 said Register's Office.

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

53496

IDENTIFICATION REFERENCE

Oct 16 11 03 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is { unimproved ( ) / improved (X) } property, known as 144 Valley Green Drive, Antioch, TN 37013
(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 their hands this 14th day of October, 19 86

Robert A. Johnson

Mary Beth Johnson

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Robert A. Johnson and wife, Mary ~~Beth~~ Johnson

the bargainor S, 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 Brentwood, Tennessee, this 14th day of October, 19 86.

Commission expires 1/10/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Robert A. Johnson and wife, Mary Beth Johnson

TO
Thomas M. Franklin and wife, Debbie S. Franklin

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 7011 PAGE 244

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
			66500.00- CAMT.	
			18.60 CSTAX	
	VD		18.60- CSTAX	
			186.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	192.70-
			4942A 10/16/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53496

IDENTIFICATION REFERENCE

Oct 16 11 03 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 01164