Map: 105-10

Parcel: 285

WARRANTY DEED

BOOK 7015 PAGE 632

Address of New Owner(s)
Jeffrey J. Franks and Pamela Auble
724 Benton Avenue
Nashville, Tennessee 37204

Address of Mortgagee:
NONE

This Instrument Prepared By:

James D. Jordan
Guenther & Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $15,000.00.

Affiant

Subscribed and sworn to before me this 21 day of October, 1986.

Notary Public

My Commission Expires: 7-9-89

For and in Consideration of the sum of FIFTEEN THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, David C. Rutherford, Executor, have bargained and sold, and by these presents do transfer and convey to Jeffrey J. Franks and wife, Pamela M. Auble, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

David C. Rutherford, as Executor of the Estate of Dewey Vance, deceased, has been authorized to execute this deed by order of the Davidson County Probate Court in case number 69696, of record in Book 7015, Page 628, Register's Office for Davidson County, Tennessee.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Jeffrey J. Franks and wife, Pamela M. Auble, their heirs and assigns, forever.

I, David C. Rutherford, Executor, do represent to Jeffrey J. Franks and wife, Pamela M. Auble, that I am lawfully seized and possessed of the above described land in fee simple; have a good right to convey it, and the same is unencumbered, except as described herein.

I, David C. Rutherford, Executor, do bind myself and my successors to warrant and forever defend the title to the above described land to Jeffrey J. Franks and wife, Pamela M. Auble, their heirs and assigns, against the lawful claims of all persons.

EXHIBIT A

Real property described as follows:

TRACT 1: A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

Being parts of Lots Nos. 12, 13 and 14 on the Plan of Mrs. H. B. Ridley's Re-Subdivision of Blocks 8 and 9 on the Plan of Waverly, as of record in Book 421, Page 1, Register's Office, described according to a disposition survey of Barge, Waggoner, Sumner & Cannon, dated April 4, 1972, as revised September 13, 1972, as follows:

Beginning at an iron pin on the southwesterly margin of the right of way of Interstate 65, said iron pin also being located on the southerly margin of Court Avenue, to be closed; thence South 38° 58' East, 246.2 feet along the right of way of Interstate 65 to an iron pin; thence leaving said right of way, North 82° 56' West, 181 feet to a 20" elm; thence North 8° 17' East, 171 feet to the point of beginning.

Being the same property conveyed to Dewey Vance by warranty deed from The Nashville Housing Authority, of record in Book 4890, Page 54, Register's Office for Davidson County, Tennessee.

Subject to the covenants and restrictions contained in Book 4890, Page 54 et seq., and Book 4220, Page 723 et seq., Register's Office for Davidson County, Tennessee.

TRACT 2: A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

Being part of Lots 1 and 2, on the Map of Cleveland's Addition to Waverly Place, as of record in Book 332, Page 50, and part of Lot 11, C. L. Ridley's Subdivision of Blocks 8 and 9, on the Map of Waverly Place, as of record in Book 57, Page 167, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, Inc., dated February 25, 1969, as follows:

Beginning at an iron pin in the northerly margin of Benton Avenue, at its intersection with the southwesterly right of way of Proposed Interstate I-65; thence along Benton Avenue, North 82° 47' West 123.20 feet to an iron pin; thence leaving said Avenue, North 8° 15' East 163.50 feet to an iron pin; thence South 82° 47' East 2 feet to an iron pin; thence North 8° 15' East 1.50 feet to an iron pin in the southerly margin of a 12-foot alley; thence with the margin of said alley, South 82° 47' East 6.50 feet to an iron pin in the southwesterly right of way of Interstate I-65; thence with the same, South 26° 55' East 199.31 feet to the point of beginning.

Being the same property conveyed to Dewey Vance by warranty deed from The Nashville Housing Authority, of record in Book 4381, Page 854, Register's Office for Davidson County, Tennessee.

Subject to the covenants and restrictions contained in Book 4381, Page 854 et seq., and Book 4220, Page 723 et seq., Register's Office for Davidson County, Tennessee.

Witness this 21 day of October, 1986. BOOK 7015 PAGE 634

David C. Rutherford, Executor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, James D. Jordan, a Notary Public of the above State and County, personally appeared David C. Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Dewey Vance, deceased, the within named bargainor, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Executor.

Witness my hand and seal, at office in Nashville, TN., this 21 day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 7-9-89

54973

IDENTIFICATION REFERENCE

Oct 21 3 50 PM '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 7015 PAGE 635

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			150 • 0- STATE	
			42.00 CTAX	
			.50	
			9.00	
			CHECK	51.50-
				.00

GCCA10/21/86 JAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 9 7 3

IDENTIFICATION REFERENCE

OCT 21 3 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02811