BOOK 7056 PAGE 835

BOX 10 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,600.00

William A. Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 1986.

Notary Public

MY COMMISSION EXPIRES 7-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
William A. Franklin et ux (NAME)	National Mortgage Company (NAME)	18W 14955
902 South 13th Street (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	094-01-0
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	244.00

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, Mary Lu Smith and Nany Rogers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Franklin and wife, Rodna 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. 23 on the plan of Mabelle Subdivision, of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 23 fronts 49.5 feet on the westerly margin of South 13th Street and extends back 138.5 feet on the northerly line and 136.4 feet on the southerly line to a dead line in the rear, measuring 49.7 feet thereon.

Being the same property conveyed to Mary Lu Smith and Nancy Rogers by deed from Leader Federal Savings and Loan Association of record in Book 6702, page 273, Register's Office for Davidson County, Tennessee.

6874

IDENTIFICATION REFERENCE

Dec 2 2 08 PM '86

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 902 South 13th Street (House Number) (Street) Nashville, TN 37206 (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 unto 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 26th day of November, 19 86

Nancy Rogers

Mary Lu Smith

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Mary Lu Smith and Nancy Rogers

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 26th day of November, 1986

NOTARY PUBLIC

My commission expires: 7-8-87

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Mary Lu Smith and Nancy Rogers

TO

William A. Franklin and wife,

Rodna D. Franklin

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

[illegible] CAPT.
[illegible] STATE
.50 [illegible]
6.00 [illegible]
CHECK [illegible]
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68764

IDENTIFICATION REFERENCE

DEC 2 2 08 PM '86

REGISTER OF DAVIDSON COUNTY, TN

No. 18036