EM

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Arnold G. Franke
126-A 40th Avenue North
Nashville, TN. 37209

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, Tennessee 38148

MAP-PARCEL NUMBERS:
Map 104
Parcel 280
25W-08410

WARRANTY DEED BOOK 7221 PAGE 682

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Drakes Branch Associates hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Arnold G. Franke and wife, Roseanne Franke hereinafter called the Grantee, Grantee's 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. 33-B on the plan of Zone Lot Division, Lots 32 and 33, plan of West Grove Subdivision, of record in Book 6900, page 83, Register's Office for said County.

SAID Lot No. 33-B fronts 24.03 feet on the easterly margin of 40th Avenue North and extends back 160.01 feet on the northerly line and 160.00 feet on the southerly line to an alley in the rear, measuring 25.76 feet thereon.

Being a part of the same property conveyed to Drakes Branch Associates by deed from Andrew S. Wendell and wife, Dorothy C. Wendell of record in Book 6873, page 640, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6900, page 83, said Register's Office, and to the matters set forth in the above referenced plan of record.

2107

IDENTIFICATION REFERENCE

MAY 1 11 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 126-A 40th Avenue North, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of April, 19 87.

Robert B. Campbell
By: Robert B. Campbell, partner of
Drakes Branch Associates

Drakes Branch Associates
By: Robert R. Mallory
Robert R. Mallory, partner

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7221 PAGE 683

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____. Drakes Branch Associates, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____. Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of April, 1987.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 1987.

My Commission Expires: 4-2-90

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert B. Campbell and Robert R. Mallory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged their self to be the partners of Drakes Branch Associates, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by their self as partners. Witness my hand and official seal, this 21ST day of April, 1987.

Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Drakes Branch Associates

to:
Arnold G. Franke and wife, Roseanne Franke

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7221 PAGE 684

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

65000.00- CAMT.
182.00 ~~165.00~~ CSTAX
.50 PRFEE
6.00 WDEED
CHECK ~~171.50-~~
1613A05/01/87 BAL .00

Total 188.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 0 1 7

IDENTIFICATION REFERENCE

MAY 1 11 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76274