WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL NO.
Andrew Franklin and wife Susie L. Franklin 809 South 14th Street Nashville, TN 37204	New Owners	94-01-332

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 29,100.00.

Andrew L. Franklin
Affiant

Subscribed and sworn to before me this 4th day of June, 1987.

Notary Public

Commission expires: 1/21/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, J. MICHAEL DENNEY and C. KINIAN COSNER, JR., hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto ANDREW FRANKLIN and wife, SUSIE L. FRANKLIN, hereinafter referred to as Grantees, their heirs, successors 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. 62 on the Revised Plan of Shelby Heights, Section 1, as of record in Book 2330, page 171, Register's Office for said County.

Said Lot No. 62 fronts 60 feet on the easterly side of South 14th Street and extends back 157.8 feet on the southerly line and 160.4 feet on the northerly line to a dead line, measuring 60.1 feet thereon.

Being the same property conveyed to J. Michael Denney and C. Kinnian Cosner, Jr., as joint tenants with rights of survivorship, by deed from George Lee Cross and Sandra K. Cross, of record in Book 5847, page 447, and rerecorded in Book 5848, page 560, Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Book 2330, page 171 showing an owner's certificate, certain notes, esements and setback lines; and subject to restrictive covenants of record in Book 2810, page 475, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property, known as 809 South 14th Street, Nashville, Tennessee

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove mentioned, and taxes for the year 1987 which the Grantees herein assume and agree to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of June, 1987.

C. Kinian Cosner, Jr.

J. Michael Denhey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of June, 1987, before me personally appeared J. MICHAEL DENNEY and C. KINIAN COSNER, JR., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville Tenn., this 19th day of June, 1987.

Notary Public

My Commission Expires:
9-9-89

38622

IDENTIFICATION REFERENCE
Jun 22 ' 87 11 AM '87

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

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 640

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

29100.00- CAMT.
81.40 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 37.90-
[illegible] .91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38622

IDENTIFICATION REFERENCE

JUN 22 1 55 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 95999