The Name & Address of a Property Owner:	The Name & Address of Mortgagee:	MAP-PARCEL NUMBERS:
LYNDAL ROBERTS, ET UX	NO MORTGAGE ESCROW	Map 81-12
(NAME) 600 Stahlman Building	(NAME) SEND TAX BILLS TO:	Parcel 388
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37201	(STREET ADDRESS) SAME	2W-13090
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7293 PAGE 748

For and in consideration of the sum of Ten ---------- And No/00 ---------- ($10.00) ---------- DOLLARS and other good and valuable considerations, including the assumption and agreement to pay a promissory note dated the 20th day of June, 1979, made by Edward Thomas Franklin and wife, Carolyn Goodrich Franklin, payable to Sadye Bubis, and secured by an installment deed dated the 20th day of June, 1979, and recorded the 20th day of June, 1979 in Book 5453, page 14, Register's Office for Davidson County, Tennessee. There is currently a balance on said note of $5,412.84, plus accrued interest from June 14, 1987, and for the further assumption and agreement to pay a promissory note dated the 23rd day of June, 1986, made by Carolyn Goodrich Franklin, unmarried, payable to Associates Financial Services Company of Tennessee, Inc., and secured by a deed of trust dated the 23rd day of June, 1986, and recorded the 24th day of June, 1986 in Book 6895, page 596, Register's Office for Davidson County, Tennessee. There is currently a balance on said note of $6,803.96. We, Peggy Ann Franklin, Norma M. Harris, Sandra F. Franklin, Edward Thomas Franklin, Jr. and Bernice C. Franklin, have bargained and sold, and by these presents do transfer and convey unto the said Lyndal Roberts and wife, Margaret Roberts,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 148 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said part of Lot No. 148 fronts 33 1/3 feet on the easterly side of 10th Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Norma M. Harris, Peggy A. Franklin, Edward Thomas Franklin, Jr., Bernice C. Franklin and Sandra F. Franklin by deed from Mark W. Henderson, Trustee, of record in Book 6940, page 688, Register's Office for Davidson County, Tennessee.

44704

IDENTIFI REFERENCE

JUL 10 1 24 PM '87

FELIX Z. WILLIAMS, JR. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1414 (House Number) 10th Avenue, North (Street)
Nashville, Tennessee (City or Town) 37208 (Zip Code)
(P. O. Address)

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.

Whenever 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 hands this 10th day of July, 19 87.

Peggy Ann Franklin
PEGGY ANN FRANKLIN

Edward Thomas Franklin Jr
EDWARD THOMAS FRANKLIN, JR.

Norma M. Harris
NORMA M. HARRIS

Bernice C. Franklin
BERNICE C. FRANKLIN

Sandra F. Franklin
SANDRA F. FRANKLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7293 PAGE 749

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Peggy Ann Franklin, Norma M. Harris, Sandra F. Franklin, Edward Thomas Franklin, Jr. and Bernice C. Franklin,

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 Nashville, Tennessee, this 10th day of July, 19 87.

My commission expires 9/11/90 Notary Public Beverly A. Hicks

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,571.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Lyndal Roberts

Sworn to and subscribed before me
this 10th day of July, 19 87.

My commission expires 9/11/90 Notary Public Beverly A. Hicks

This instrument was prepared by:

DAVID VINCENT, ATTORNEY, 906 STAHLMAN BLDG., NASHVILLE, TN 37201

Name Address

WARRANTY DEED

FROM PEGGY ANN FRANKLIN, ET AL

TO LYNDAL ROBERTS, ET UX

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

RECEIVED OF _____

FOR _____

BOOK 7293 PAGE 750

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
			12571.00- CAIL.	
			35.28 CTAX	
			.50 PREE	
			6.00 MISC	
			CHECK 41.78-	
			8650A07/10/87 BAL .72	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.4.7.0 4.

IDENTIFI REFERENCE

JUL 10 1 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.102855