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File Box #4
87-7-10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,140.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: "Mortgagee"	MAP-PARCEL NUMBERS
CLIFTON HAYES, JR. (NAME)	COLWELL FINANCIAL CORPORATION (NAME)	MAP081-06
4104 Home Haven Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 353 (STREET ADDRESS)	Parcel 100
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	LOUISVILLE, KY 40201 (CITY) (STATE) (ZIP)	FB#08DA-14185

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, FREDERICK L. FRANKLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON HAYES, JR. and wife, MATTIE A. HAYES

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. 26 on the Plan of Cumberland Gardens, Section 5, as of record in Book 3300, Page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 43.0 feet on the southerly margin of Aspen Drive and extends back 127.00 feet on the easterly margin and 167.6 feet on the westerly margin to a dead line in the rear which measures 70.4 feet thereon.

BEING the same property conveyed to Frederick L. Franklin, unmarried, by Deed from James R. Reese, unmarried, of record in Book 7074, Page 627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3340, Page 125, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Frederick L. Franklin to Colwell Financial Corporation in the original principal amount of $ 37,080.00, of record in Book 7074, Page 630, Register's Office for Davidson County, Tennessee.

Roxanna M. Franklin, wife of the above named Frederick L. Franklin, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is ( ) unimproved (x) improved property, known as 2609 Aspen Drive, Nashville, Tennessee 37208
(House Number) (Street) (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 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. 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 10th day of July, 1987

Frederick L. Franklin — Roxanna M. Franklin

Frederick L. Franklin

Roxanna M. Franklin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named FREDERICK L. FRANKLIN and wife, ROXANNA M. FRANKLIN

the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 19 87.

Peter Weiss
Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
FREDERICK L. FRANKLIN

TO
CLIFTON HAYES, JR.

45359

IDENTIFT REFERENCE

JUL 14 9 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

41146.51- CASH
115.00 CHECK
.50 PRFEE
.00 MISC
CHECK 121.53-
9421A077107/ BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.3.5.9

IDENTIFICATION REFERENCE

JUL 14 9 29 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.103599