FILE #6436 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7420 PAGE 709

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DDB JOINT VENTURE (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP 172-14
P. O. Box 1392 (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road (STREET ADDRESS)	PARCEL 1
Brentwood, TN 37024 (CITY) (STATE) (P. O. ZIP)	Raleigh, North Carolina (CITY) (STATE) (ZIP)	FB #6D-55068

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, ROBERT M. FRANCIS, JR. and wife, BOBBIE D. FRANCIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DDB JOINT VENTURE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Mt. Pisgah Heights, as of record in Plat Book 5210, page 302, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert M. Francis, Jr. and wife, Bobbie D. Francis, by deed from Watt-Wise Construction Co. of record in Book 5952, page 160, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 5634, page 15; and (2) All matters appearing on the Plan of record in Plat Book 5210, page 302, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated May 22, 1986, in the original principal sum of $54,300.00, payable to Cameron-Brown Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6877, page 311 said Register's Office.

88500

IDENTIFICATION REFERENCE

DEC 8 8 51 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XX) property, known as 601 Mt. Pisgah Court, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of December, 1987

Robert M. Francis Jr. Bobbie D. Francis

ROBERT M. FRANCIS, JR. BOBBIE D. FRANCIS

BOOK 7420 PAGE 710

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Francis, Jr. and wife, Bobbie D. Francis with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of December, 19 87.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,242.75

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 19 87.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

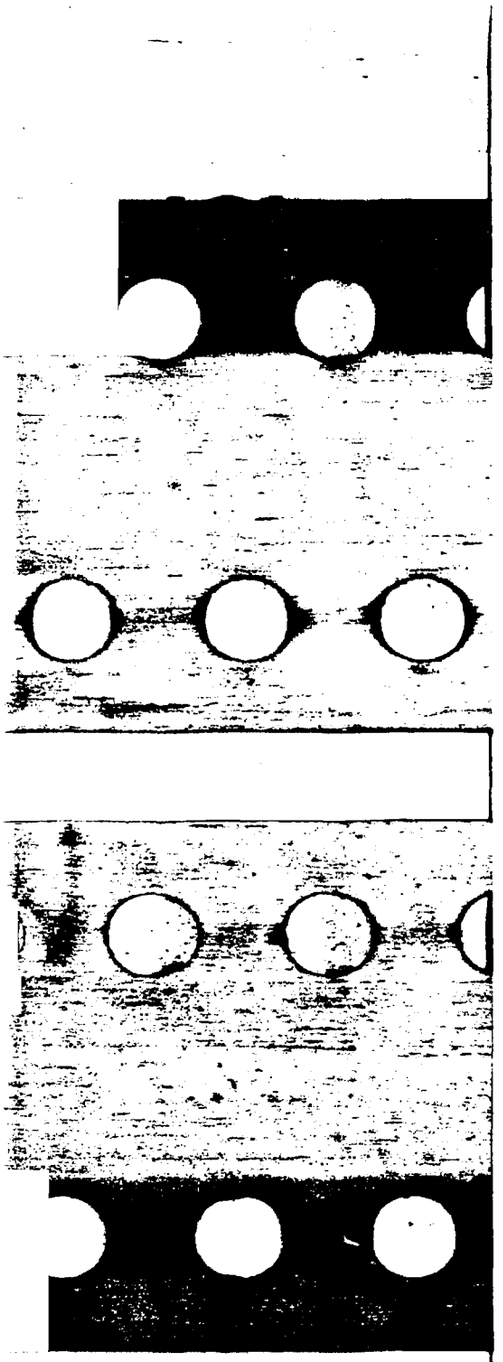
Notary Public

WARRANTY DEED

FROM ROBERT M. FRANCIS, JR. and wife, BOBBIE D. FRANCIS

TO DDB JOINT VENTURE

PLEASE RETURN TO: File Box 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7420 PAGE 711

CO - CONVEYANCE	CC. - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MD TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

66242.75- CAMT.
185.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 191.86-
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88500.

IDENTIFICATION REFERENCE

DEC 8 8 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42601