File # 28

BOOK 7529 PAGE 48 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.

James E. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1988

Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Fred C. Dance, Attorney, Suite 501, 501 Union St. Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James E. Wilson et ux (NAME)	Same (NAME)	42-35
501 Union St., Suite 501 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Kenneth W. Franklin and wife, Nora B. Franklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Wilson and wife, Carol F. Wilson

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:

SEE ATTACHED MARKED EXHIBIT "A"

25470

IDENTIFICATION REFERENCE

APR 28 2 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9386 04/28 0101 03CHECK 65.50

unimproved ( )
This is improved (X) property, known as 1076 Nesbitt Drive (House Number) (Street) Nashville (P.O. Address) TN (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 25th day of APRIL, 1988

Kenneth W. Franklin

Kenneth W. Franklin

Nora B. Franklin

Nora B. Franklin

BOOK 7529 PAGE 49

STATE OF ~~TENNESSEE~~ FLORIDA
~~DAVIDSON~~ County, HILLSBOROUGH

Personally appeared before me, KENNETH R. DANCE, a Notary Public in and for said County and State, the within named Kenneth W. Franklin and wife, Nora B. Franklin

the bargainor s, 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 BRANDON, FLA., [redacted] this 25th day of APRIL, 1988.

Commission Expires 4-10-89

Kenneth R. Dance Notary Public

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
KENNETH W. FRANKLIN AND WIFE,

TO
JAMES E. WILSON AND WIFE

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by George Anton, Surveyor, dated February 7, 1976, described as follows:

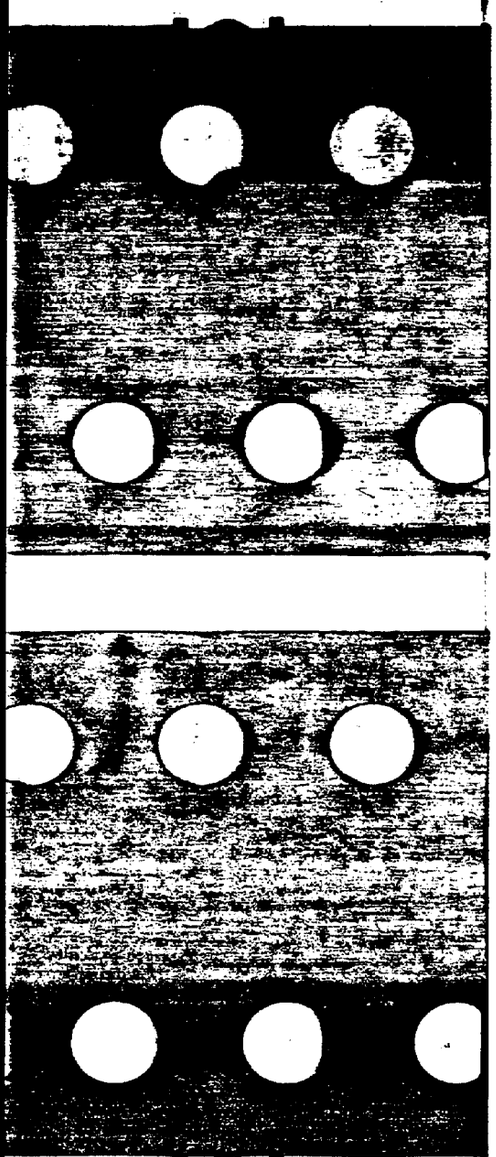
BEGINNING at a point in the easterly margin of Dickerson Road at the southwest corner of the Aubrey E. Gregory property; thence with Gregory's south line, south 87 deg. 31' East 577.88 feet to an iron pin; thence south 10 deg. 33' 22" West 518.84 feet to an iron pin in the northerly margin of Nesbitt Lane; thence with the northerly margin of said Lane, North 86 deg. 57' West 688.45 feet to an iron pin located at the northeast corner of Nesbitt Lane and Dickerson Road; thence with the easterly margin of Dickerson Road North 19 deg. 25' East 46.14 feet to an iron pin; thence continuing with the easterly margin of Dickerson Road around a slight curve having a radius of 5,654.69 feet northeasterly 493.13 feet to the point of beginning, the same being 7.48 acres, more or less.

INCLUDED but EXCLUDED from the above described tract of land is that part conveyed to Win Myint, et ux, of record in Book 5422, page 982, Register's Office for Davidson County, Tennessee, more accurately described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by George Anton, Surveyor, dated February 26, 1979, described as follows:

Beginning at an iron pin located in the northeast corner of Dickerson Road and Nesbitt Lane; thence with the right-of-way margin of Dickerson Road, N 19 deg. 25' East 46.14 feet to an iron pin, the beginning of a curve to the right having a radius of 5,654.69 feet, a central angle of 4 deg. 59' 48" and a length of 493.13 feet to an iron pin; thence leaving said right-of-way S 87 deg. 31' E 463.88 feet to an iron pin; thence S 18 deg. 41' 58" W 533.03 feet to an iron pin in the northern right-of-way margin of Nesbitt Lane; thence with said margin N 86 deg. 57' W 498.45 feet to the point of beginning, said tract containing 5.69 acres, more or less.

BEING part of the property conveyed to Kenneth W. Franklin and wife, Nora B. Franklin, by deed from Robert H. Lewis, Trustee, of record in Book 5411, page 51, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 7529 PAGE 51

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAPIT	~~20000.00~~
CON TX	56.00
PRFEE	0.50
WDEED	9.00
TOTAL	65.50
CHECK	65.50

25470

IDENTIFICATION REFERENCE

APR 28 2 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

04/28/88 01 14:42 0001 9386

No. 85457