THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00256888

WARRANTY DEED

BOX # 35

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert T. Franklin (NAME)	Citicorp Mortgage, Inc. (NAME)	MAP 150-3
1405 Ravenna Court North (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	PARCEL 343
Antioch, Tn. 37013 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- Dollars,

Cash in hand paid by Robert T. Franklin and wife, Barbara J. Franklin and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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9989 06/27 0101 03CHECK 356.50

Phillips Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Robert T. Franklin and wife,

Barbara J. Franklin

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 453 on the plan of "The Country", Section 9, as of record in Book 6900, page 285, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation and Philhall Corp., a Tennessee corporation, by deed from Phillips Builders, a partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips, of record in Book 7195, page 100, as corrected by Instrument of Correction in Book 7225, page 222, Register's Office for Davidson County, Tennessee.

By Articles of Merger of record in Book 7298, page 203, Register's Office for Davidson County, Tennessee, the above shown corporations were merged and the surviving corporation is Phillips Builders, Inc.

43920

IDENTIFICATION REFERENCE

JUN 27 10 07 AM 88

D.X.Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Subscribed and sworn to before me this the 22nd day of June, 19 88

Affiant

My commission expires 3/11/90 (Affix Seal)

Notary Public

unimproved (
This is improved (X) property known as 1405 Ravenna Court North, Antioch, Tn. 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 22nd day of June, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillips Builders, Inc.

Jackie C Roark, Asst V.P.

Jackie C. Roark

ITS: Assistant-Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Jackie C. Roark, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* her *self to be* Assistant Vice-President *of the* Phillips Builders, Inc., *the within named bargainor, a corporation, and that* She *as such* Assistant Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Assistant Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 22nd *day of* June, *19* 88.

Notary Public

Commission expires 3/11/90

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

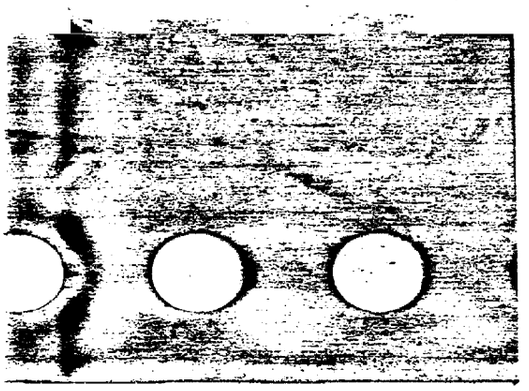
OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

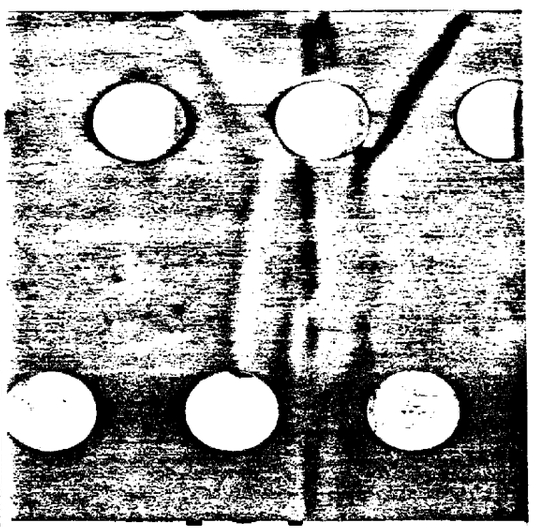


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 125000.00
				CDN TX 350.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 356.50
				CHECK 356.50
06/27/88	01			10:08 0001 9989



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43920

IDENTIFICATION REFERENCE

JUN 27 10 07 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106763