FILE BOX "7" FILE NO. 23516

FORM NO. WD-1

BOOK 7616 PAGE 964

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF JULY, 19 88.

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRL CONSTRUCTION, INC. (NAME)	S A M E (NAME)	81-11-451
220 GREAT CIRCLE RD. - SUITE 176 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2W 09600
NASHVILLE, TN. 37228 (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, R. ASHTON FRANCIS AND WIFE, BEVERLEY A. FRANCIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRL CONSTRUCTION, INC.

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:

BEING Lot 51 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Thomas Woodard property, as of record in Book 161, page 174, Register's Office for said County, said Lot 51 fronts 59 feet on the Northerly side of Buchanan Street and runs back 126.1/2 feet on the westerly side and 139.6 feet on the easterly line with the westerly margin of Cephas Avenue to the southerly line of Lot No. 50, measuring 57 1/2 feet thereon.

BEING the same property conveyed to R. Ashton Francis by deed from Price H. Duff, widower, of record in Book 5297, page 900, Register's Office for Davidson County, Tennessee.

55303

IDENTIFICATION REFERENCE

AUG 3 11 23 AM '88

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

3139 08/03 0101 03CHECK 174.80

This is unimproved ( ) improved (X) property, known as 1110 Buchanan Street, Nashville, Tennessee.
(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 28th day of July, 1988

R. ASHTON FRANCIS
R. Ashton Francis

BEVERLEY A. FRANCIS
Beverley A. Francis

BOOK 7616 PAGE 965

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named R. ASHTON FRANCIS and wife, BEVERLY A. FRANCIS

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 Nashville, Tennessee, this 28th day of July, 1988

Janet S. Dailey
Notary Public

Commission Expires 1-10-89

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

TO

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7616 PAGE 966

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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

CAMT 51000.00
CON TX 168.30
PRFEE 0.50
MISC 6.00
ERR CO
MISC 6.00-
WDEED 6.00
~~TOTAL 174.80~~
~~CHECK 174.80~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/88 01 11:27 0001 3139

55303

IDENTIFICATION REFERENCE

AUG 3 11 23 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 119738