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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00 316.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 88.

Notary Public

MY COMMISSION EXPIRES: 2-27-89

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth Ray Franks (NAME)	New Owner (NAME)	MAP 147-2
500 A & B Harding Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 176
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DU 18270

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, Kathryn V. Peden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Ray Franks

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. 69 on the Plan of Battery Crest Subdivision of record in Book 2900, page 132, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Charles W. Peden and wife, Kathryn S. Peden by deed of record in Book 4280, page 22, Register's Office for Davidson County, Tennessee. The said Charles W. Peden having since deceased.

This conveyance is subject to any and all existing easements, building setback lines, and restrictions of record in Book 3164, page 215, said Register's Office.

Kathryn S. Peden and Kathryn V. Peden being one and the same person.

5871.

TENNESSEE REFERENCE

AUG 15 1 13 PM '88

This is unimproved ( ) / improved (X) property, known as 500 A & B Harding Place, Nashville, TN 37211
(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 my hand this 12th day of August, 19 88

Kathryn V. Peden
Kathryn V. Peden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathryn V. Peden

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of August 19 88

Commission expires 2-27-89

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

Notary Public

WARRANTY DEED

Kathryn V. Peden

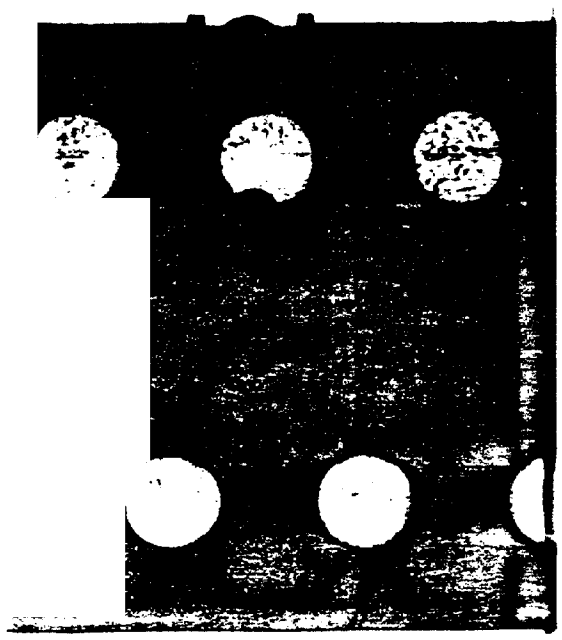
Kenneth Ray Franks

Return to:

LEON SHARBER, ATTORNEY

1161 MURFREESBORO ROAD, SUITE 505

NASHVILLE, TN 37217



OFFICIAL RECEIPT

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

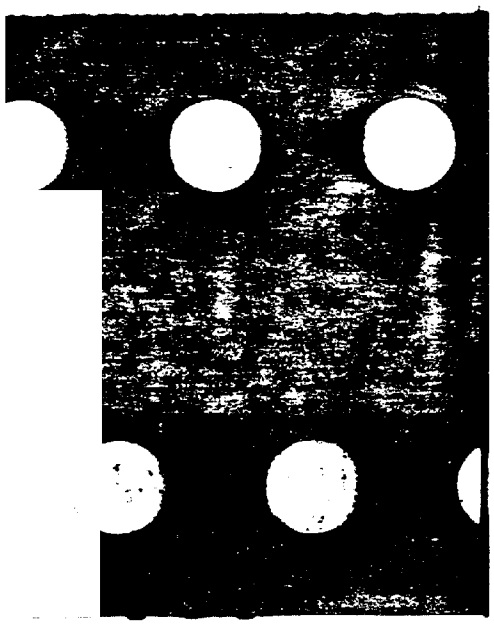
RECEIVED OF _____

FOR _____

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

5 8 7 2 1.

IDENTIFICATION REFERENCE

AUG 15 1 13 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

08/15/88 01 No. 1 2 3 6 9 6

CAMT	94000.00
CON TX	310.20
PRFEE	0.50
WDEED	6.00
TOTAL	316.70
CHECK	316.70

13:14 0001 9145