FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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FILE BOX 61

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys., Suite 130, One BurtonHills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Samuel O. Franklin, III (NAME)	same (NAME)	Map 130-7
4405 Sheppard Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 22
Nashville, TN 37205 (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, Steven R. Nyquist and wife, Mary Anne Nyquist

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel O. Franklin, III and wife, Sandra S. Franklin

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 the north part of Lot No. 5 on the Map of Subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, Page 112, Register's Office for said County and parts of Lots Nos. 21 and 22 on the Plan of a subdivision of Block C, Belle Meade Plan No. 2, as of record in Book 421, Page 58, Register's Office for said County.

BEGINNING at an iron pin on the southerly margin of Sheppard Place at the common corner of Lots Nos. 4 and 5 on said plan; thence with the line between said lots, south 33 deg. west 200 feet to a point; thence south 62 deg. 30' east 65 feet to a point; thence south 27 deg. 30' west 25 feet to a point; thence south 62 deg 30' east 148.9 feet to a point; thence north 26 deg. 47' east 98 feet to a point; thence north 3 deg. 13' east 137.3 feet to the south margin of Sheppard Place; thence with the margin of the same north 62 deg. 06' west 137 feet to the point of beginning.

BEING the same property conveyed to Steven R. Nyquist and wife, Mary Anne Nyquist by deed from Charles W. Atwood and wife, Charlotte C. Atwood of record in Book 5899, Page 593, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the considerations for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Home Savings of America, F.A. of record in Book 6964, Page 814, said Register's Office, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved ( ) property, known as 4405 Sheppard Place (House Number) (Street) Nashville, TN 37205 (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 30th day of May, 19 89

Steven R. Nyquist

Mary Anne Nyquist

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven R. Nyquist and wife, Mary Anne Nyquist

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May 19 89

Commission expires 11-12-89

Notary Public

STATE OF TENNESSEE
Davidson County

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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

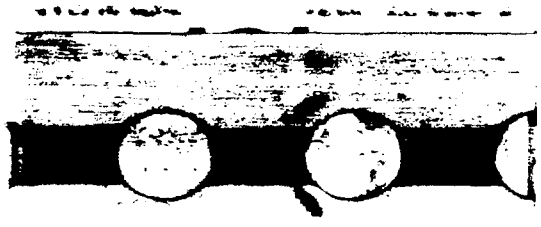
Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

JUN 11 12 AM '89

37411





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

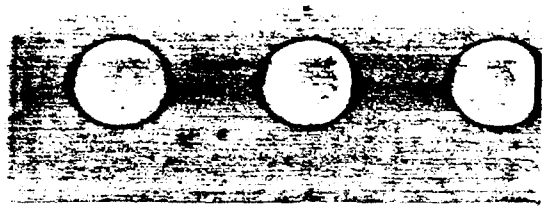
FOR _____

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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





3749

JUN 1 11 12 AM '89

MAMT 405000.00
CON TX 1336.50
PRFEE 0.50
RECD 6.00
TOTAL 1343.00
CHECK 1343.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/01/89 01 11:16 0001 0625

No. 215095