Box 12 2283847

BOOK 7955 PAGE 649

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Mike Franz 1529 McGavock Pike Nashville, TN 37214	Metropolitan Federal Savings & Loan 230 Fourth Ave. North Nashville, TN 37219	Map 72-04 Parcel 221

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Jerry Wayne Woodside and wife, Susan T. Woodside

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Mike Franz and wife, Sherry Franz

hereinafter called the Grantee(s), 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. 36 of Block "A" on the Plan of Inglewood Golf Club Estates, as of record in Book 843, page 98, Register's Office for said County, and part of Lot No. 23, Block "A" on the Plat of Inglewood Terrace as of record in Book 1130, page 1, Register's Office for said County.

Said Lot No. 36, and part of said Lot No. 23 are described according to a survey made by Cantrell and Connell, Engineers, on April 3, 1951, as follows:

Beginning in the center line of Williams Ferry Road (or McGavock Pike) at the southwesterly corner of Lot No. 36; thence with the westerly line of said Lot No. 36, and the extension thereof, 250 feet, more or less, to a point; thence North 57 degrees east 60 feet to a point; thence southeasterly with the easterly line of Lot No. 36 and the extension thereof; 253.5 feet, more or less, to the center line of Williams Ferry Road; thence with the center line of said Road, southwesterly 60 feet to the point of beginning.

Being the same property conveyed to Jerry Wayne Woodside and wife, Susan T. Woodside by deed from Richard S. Groomes and Ronald G. Groomes, only heirs-at-law of Blanche G. Groomes, deceased, of record in Book 5798, page 544, Register's Office for Davidson County, Tennessee.

Taxes for the year 1989 are prorated and assumed by the Grantees herein.

unimproved ( )
This is improved (x) property, known as 1529 McGavock Pike, Nashville TN

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 assigns, to warrant and

defend title 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 hands this 3rd day of ~~September~~ OCTOBER, 1989.

Jerry Wayne Woodside
JERRY WAYNE WOODSIDE

Susan T. Woodside
SUSAN T. WOODSIDE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Wayne Woodside and Susan T. Woodside, the within named bargainors, 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 3rd day of ~~September~~ OCTOBER, 1989.

My Commission Expires:

8-8-92

Heather Potts
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of ~~September~~ OCTOBER, 1989.

My Commission Expires:

8-8-92

Heather Potts
NOTARY PUBLIC

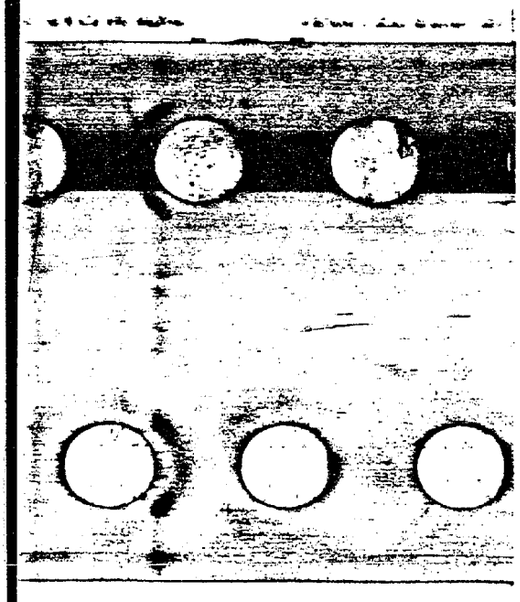
7.2 U.9.2

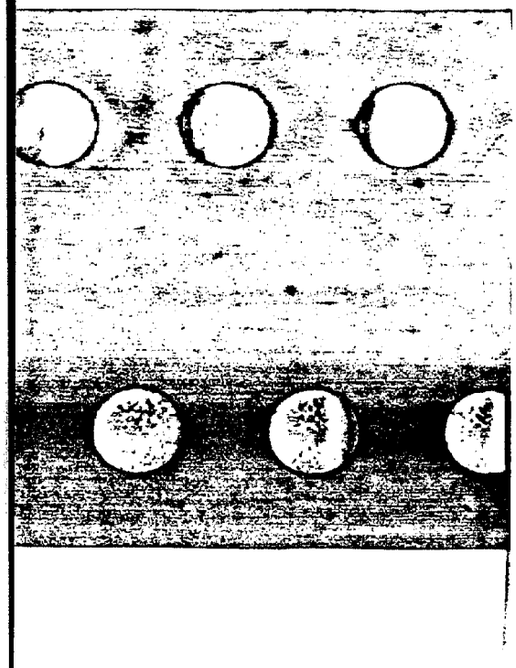
IDENTIFICATION REFERENCE

OCT 5 3 37 PM '89

DAVIDSON COUNTY, TN

3417 10/05 0101 03CHECK 139.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7955 PAGE 651

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 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 139.00
				CHECK 139.00
10/05/89	01			15:38 0001 3417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7209 2

IDENTIFICATION REFERENCE

OCT 5 3 37 PM '89

DAVIDSON COUNTY, TN

No. 255616