Box 8 pg

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Cynthia Ann Franks
810 Bellevue Road Unit 102
Nashville, TN 37221

MORTGAGEE:
Investors Federal Savings
Bank
109 Walton Ferry Road
Hendersonville, TN 37075

MAP-PARCEL NUMBERS:
142-06
A-102
9D 67002

WARRANTY DEED

BOOK 7965 PAGE 926

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Melbourne K. Winnard and wife, Janine L. Winnard hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cynthia Ann Franks hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 102, Building 1 on the plan of "Peppertree"-Creekside Meadows Condominiums, of record in Book 4675, pages 128, 129 and 130, Register's Office for said County which plan and record thereof are incorporated and made a part hereof by reference.

BEING the same property conveyed to Melbourne K. Winnard and wife, Janine L. Winnard by deed from Daniel J. Cleary and wife, Elayna K. Cleary of record in Book 6823, page 911, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4834, page 257, Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, said Register's Office.

75957

IDENTIF. REFERENCE

OCT 23 11 54 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8038 10/23 0101 03CHECK 162.10

This is (XX) improved property known as 810 Bellevue Road Unit 102, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of October, 19 89

Janine L. Winnard
Janine L. Winnard

Melbourne K. Winnard
Melbourne K. Winnard

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of October, 19 89, before me personally appeared Melbourne K. Winnard and wife, Janine L. Winnard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
CHRISTY WILKINS IVEY

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7965 PAGE 927

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

Cynthia Ann Franks
Affiant

Subscribed and sworn to before me, this the 20th day of October, 1989.

My Commission Expires: Oct 9, 1991

Notary Public

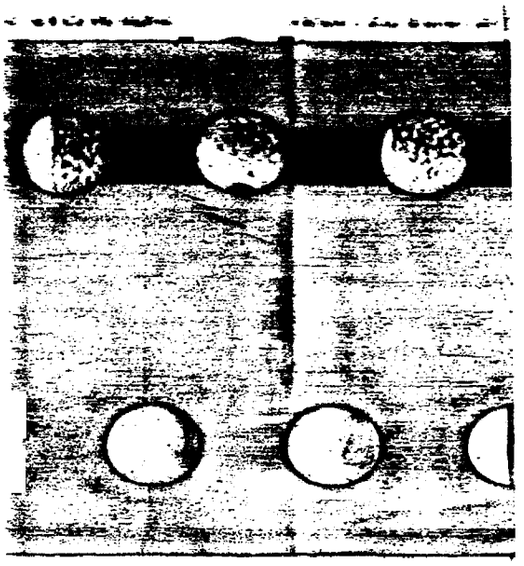
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

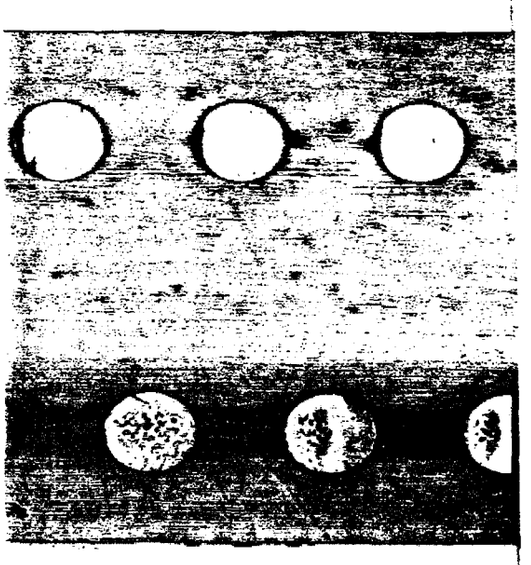
WARRANTY DEED

from:
Melbourne K. Winnard and wife,
Janine L. Winnard

to:
Cynthia Ann Franks

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





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

RECEIVED OF _____

FOR _____

BOOK 7965 PAGE 928

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 47000.00
CON TX 155.10
PRFEE 1.00
MAMT 6.00
ERR CO
MAMT 6.00-
~~MAMT 6.00~~
~~TOTAL 162.10~~
CHECK 162.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/23/89 01 11:56 0001 B038

75957

IDENTIF. REFERENCE

OCT 23 11 54 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260171