BOOK 8016 PAGE 617 FILE BOX 61

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 $ 77,950.00

Terry A. Franseen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 19 89.

Notary Public

MY COMMISSION EXPIRES: 1-4-93
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry A. Franseen (NAME)	Leader Federal Bank for Savings (NAME)	
1400 Riverside Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	53-3/422
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	048D 45610

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, Talton Dowlen and wife, Rebecca S. Dowlen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry A. Franseen and wife, Barbara Hampton Franseen

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. 1 and the southerly fifty feet of Lot No. 2 on the unrecorded Map of Mrs. Mollie Buchanan's Subdivision of part of Lot No. 60 in the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described, according to a survey made April 22, 1935, by Erle Drake, County Surveyor, for Davidson County, Tennessee.

SAID Lot No. 1 and the southerly fifty feet of Lot No. 2 join and front together with one hundred and fifty feet on the westerly side of Riverside Drive and run back, between parallel lines, with the northerly margin of Creighton Avenue, one hundred and ninety feet to a dead line.

INCLUDED in the above description but excluded in the above description is that parcel conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 5953, Page 466, said Register's Office, described as follows:

BEGINNING at a point, being the southern corner of property belonging to Talton Dowlen et ux, as recorded in Book 5077, Page 348, said Register's Office; thence westerly along the existing northern right-of-way line of Creighton Avenue, 35.67 feet to a point; thence northeasterly, with a curve to the left, of radius 20.00 feet, for 26.42 feet to a point; thence northerly with a curve to the left, of radius 525.00 feet, for 131.14 feet to a point in the existing western right-of-way line of Riverside thence southerly along the existing western right-of-way line of Riverside Drive, 142.84 feet to the point of beginning and containing therein an area of 974 +/- square feet.

BEING the same property conveyed to Talton Dowlen and wife, Rebecca S. Dowlen by deed of record in Book 5077, Page 348, said Register's Office.

unimproved ( ) This is improved (X) property, known as 1400 Riverside Drive, (House Number) (Street) Nashville, TN 37206 (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 29th day of December, 19 89

Talton Dowlen

Talton Dowlen

Rebecca S. Dowlen

Rebecca S. Dowlen

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 Talton Dowlen and wife, Rebecca S. Dowlen

the bargainor S, 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 29th day of December

Commission expires 11-27-93

Notary Public

KELLY VALLEY NOTARY PUBLIC AT LARGE

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

7401 01/02 0101 03CHECK 264.07

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:

_____

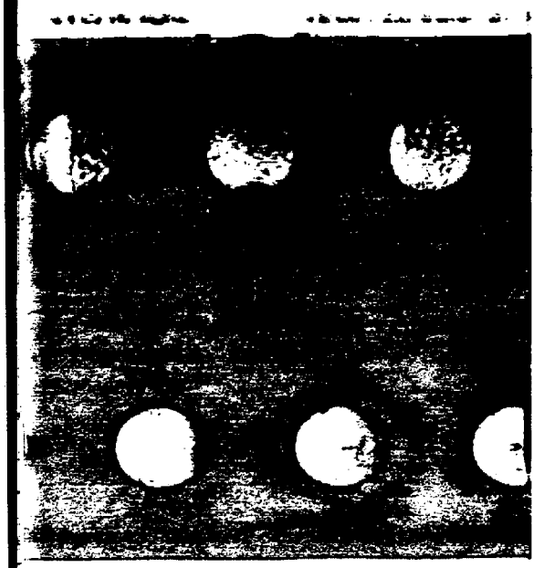
Notary Public

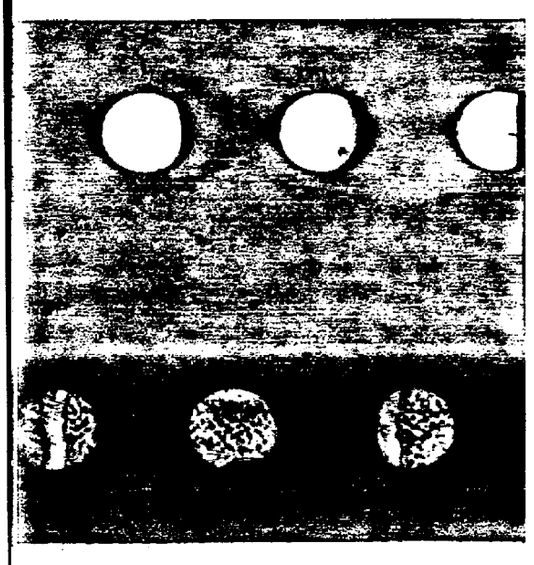
JAN 2 2 03 PM '90

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

93216





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

CAMT 77950.00
CON TX 257.07
PRFEE 1.00
MDEED 6.00
TOTAL 264.07
CHECK 264.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/02/90 01 14:03 0001 9401

9321 6.

IDENTIFICATION REFERENCE

JAN 2 2 03 PM '90

DAVIDSON COUNTY, TN

No. 280563