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FORM NO. WD-1

FILE BOX 9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Michael Edward Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 1990.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Edward Franklin, etux (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 131-J
1807 Shackleford Road (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Suite 400 (STREET ADDRESS)	PARCEL 148
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Fairfax, VA 22033 (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, Samuel H. Shannon and wife, Alice N. Shannon,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Edward Franklin and wife, Kathleen F. 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 Nashville, Davidson County, Tennessee, being a part of the tract shown "For Future Development" on the Plan of Birdhaven Subdivision, of record in Book 1130, page 30, Register's Office of Davidson County, Tennessee, described according to a survey made thereof February 18, 1981 by James A. Hamilton, Jr., Engineer, as follows:

Beginning at a concrete monument in the southerly margin of Shackleford Road at the northwesterly corner of the property conveyed to Clarence L. Schmidt, et ux, Nina W. Schmidt, by deed from Marguerite H. Bates, of record in Book 3895, page 693, said Register's Office, said point being 25.0 feet from the original center line of said road and being westwardly 16.12 feet, and continuing at right angles northwardly 10.0 feet and continuing westwardly 69.38 feet from a point in the westerly line of Lot No. 1, Neil Hunt's Subdivision, of record in Book 974, page 19, said Register's Office, said point being 35 feet from the original center line of said road, now widened;

Thence with Schmidt's westerly line southwardly 117.86 feet to a concrete monumnet in the northerly line of Lot 14, said Hunt's Subdivision, said monument being 85.0 feet westwardly from the westerly line of said Lot No. 1, said Hunt's Subdivision as measured along the northerly line of Lots 13 and 14, said Hunt's Subdivision;

Thence with the northerly line of Lots 14 and 15, said Hunt's Subdivision, westerly 80 feet to a concrete monument;

unimproved ( )
This is improved (XX) property, known as 1807 Shackleford Road, Nashville, TN 37215
(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 our hands this 29th day of January, 1990

Samuel H. Shannon

Samuel H. Shannon

Alice N. Shannon

Alice N. Shannon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Samuel H. Shannon and wife, Alice N. Shannon

the 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 29th day of January 19 90

Commission expires 7-13-91

John V. Adams
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

WARRANTY DEED

FROM

Samuel H. Shannon and wife,

Alice N. Shannon

TO

Michael Edward Franklin and wife,

Kathleen F. Franklin

FEB 2 3 03 PM '90
REGISTER
DAVIDSON COUNTY, TN.

Prepared By:
John V. Adams, Attorney
Cleghorn Ave.
Nashville, TN 37215

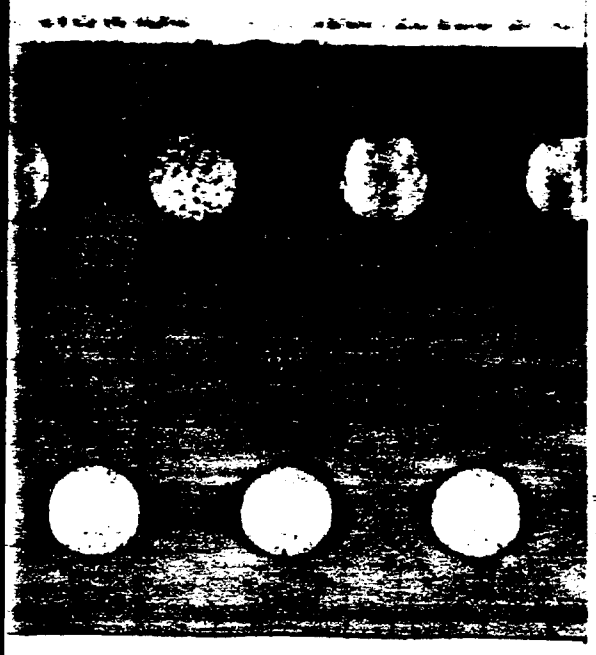
MAP 117.

Thence northwardly 123.5 feet to a concrete monument in the southerly margin of Shackleford Road, said monument being 25 feet from the original center line of said road;

Thence with the southerly margin of said road eastwardly 80.5 feet to the point of beginning.

BEING the same property conveyed to Samuel H. Shannon and wife, Alice N. Shannon by deed from James Duwarde Hughes and wife, Elizabeth Rowland Hughes of record in Book 4019, page 488, Register's Office for Davidson County, Tennessee, and also described in the Final Decree of the Chancery Court of Davidson County, Tennessee, No. 80-1885-III, of record in Book 5763, page 855, said Register's Office.

THIS conveyance is made subject to (a) property taxes for 1990 for which Grantees will be responsible, and (b) restrictive covenants of record in Book 1165, page 562, said Register's Office.



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

RECEIVED OF _____

FOR _____

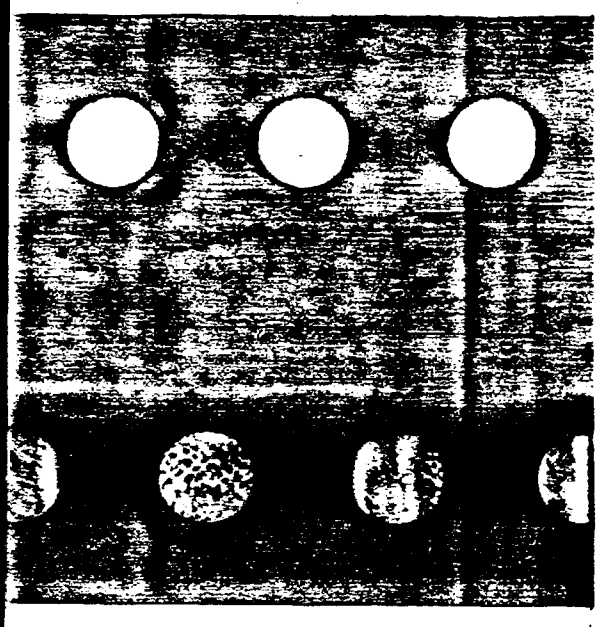
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97000.00
CON TX 320.10
PRFEE 1.00
WDEED 6.00
TOTAL 327.10
CHECK 327.10

02/02/90 01 15:07 0001 9877



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 11 3 1 7.

IDENTIF. REFERENCE

FEB 2 3 03 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289912