6152

File in Box # 14

FORM NO. WD-1

#6152

BOOK 8040 PAGE 832

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF February, 1990.

Notary Public

MY COMMISSION EXPIRES: 8-25-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Dearley, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE | MAP-PARCEL NUMBERS |
|---|---|---|
| Alan J. Franklin (NAME) | Sovran Mortgage Corporation (NAME) | 103-8-4.00 |
| 313 Sloan Road (STREET ADDRESS OR ROUTE NUMBER) | 3401 West End Avenue, Suite 360 (STREET ADDRESS) | 25W-07465 |
| Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37203 (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, Eddy Brown, Successor Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan J. Franklin, unmarried,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 313, Parklane Condominiums, Phase V, Exhibit "B" to Master Deed of record in Book 7896, page 710, amendment to Master Deed of record in Book 7937, page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Eddy Brown, Successor Trustee, with full power to sell, transfer, convey and encumber without the joinder of beneficiary by deed from J. M. Grissim, Trustee, with full power to sell, transfer, convey and encumber without the joinder of beneficiary of record in Book 7456, page 759, said Register's Office.

This conveyance is made subject to the following:

The Plan of record in Book 7896, page 710, amended in Book 7937, page 67, shown as Exhibit "B" to Master Deed, shows an Owner's Certificate, and certain easements and setback lines.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums, Phase V, as of record in Book 7896, page 710, amended in Book 7937, page 67, said

*SEE REVERSE SIDE FOR CONTINUATION**

unimproved ( )
This is improved (XX) property, known as 313 Sloan Road, Nashville, Tennessee 37209
(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 my hand this 5th day of February, 1990

Eddy Brown, Successor Trustee

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

BOOK 8040 PAGE 833

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddy Brown, Successor Trustee

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 19 90.

Rhonda J. Utterback
Notary Public

Commission Expires 9-25-93

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Eddy Brown, Successor Trustee

TO
Alan J. Franklin, unmarried

0766 02/06 0101 03CHECK 205.99

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

*CONTINUATION
Register's Office; By-Laws of record in Book 7376, page 580, said Register's Office.

Subject to an unrecorded lease as contained in Deed of Exchange from L. Douglas Haury and wife, Evelyn C. Haury in Book 7088, page 367, said Register's Office, dated December 31, 1986.

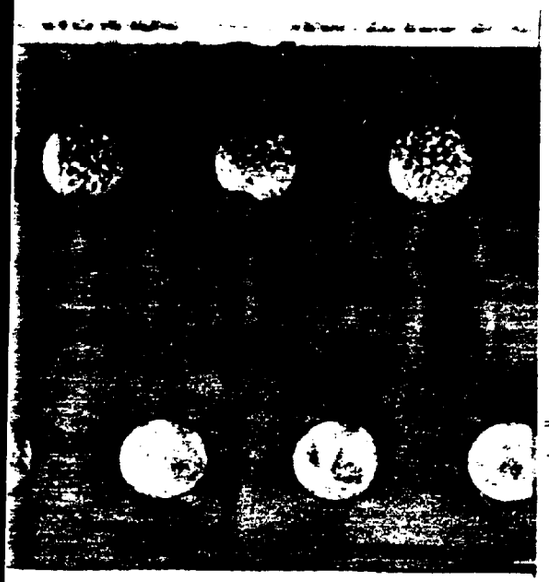
02039

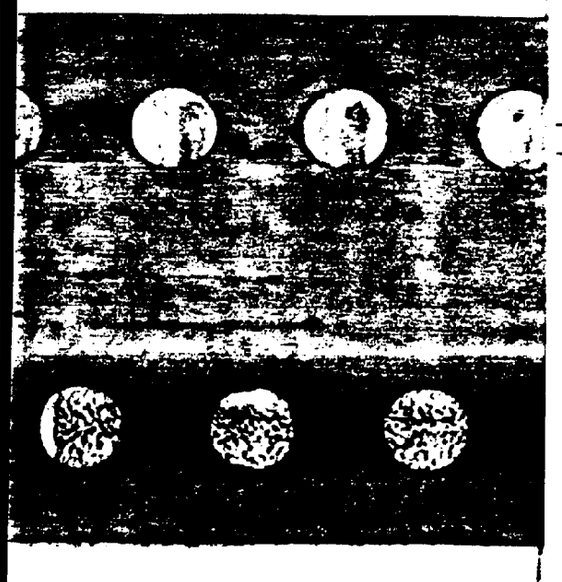
IDENTIF. TREFERENCE

FEB 6 10 41 AM '90

DAVIDSON COUNTY TN.

RECD





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

RECEIVED OF _____

FOR _____

BOOK 8040 PAGE 834

| | | |
|---|---|---|
| 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 60300.00 |
| | | | | CON TX 198.99 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 205.99 |
| | | | | CHECK 205.99 |
| 02/06/90 | 01 | | | 10:41 0001 0766 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

02039

IDENTIF. REFERENCE

FEB 6 10 41 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 290790