FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1990

Notary Public

MY COMMISSION EXPIRES: This 1st

(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tony Franz (NAME)	Park Avenue Mortgage Company (NAME)	97-130
153 Needles Court (STREET ADDRESS OR ROUTE NUMBER)	50 Century Blvd., Suite 200 (STREET ADDRESS)	11
Nashville, TN 37214 (CITY) (STATE) (P.O ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	03D85741

FOR AND 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, Charles E. Hedgepath and wife, Faye M. Hedgepath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony Franz and wife, Susan Franz

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.

BEING Lot No. 119, on the plan of Larchwood, Section 2, of record in Plat Book 5200, Page 207 and 208, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles E. Hedgepath, unmarried by deed from Johnny Radar, unmarried, of record in Book 7393, Page 125, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6011, Page 130; Book 5479, page 443; Book 5681, page 532; Book 5688, page 696; Book 5638, page 483; Book 5617, page 208; and Book 7046, page 849, Register's Office for said County.

1 5 8 0 6

IDENTIF. REFERENCE

APR 3 2 29 PM '90

DAVIDSON COUNTY TN.

This is unimproved ( ) / improved (XX) property, known as 153 Needles Court, Nashville, TN 37214
(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 heir 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 covey 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 30th day of March, 1990

Faye M. Hedgepath
Faye M. Hedgepath

Charles E. Hedgepath
Charles E. Hedgepath

BOOK 8079 PAGE 713

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Charles E. Hedgepath and wife, Faye M. Hedgepath

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March 1990

Commission expires 7/18/92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

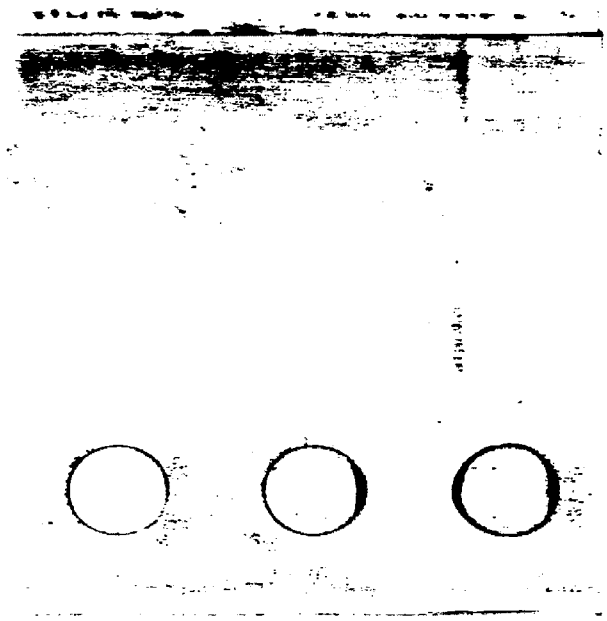
FROM
Charles E. Hedgepath
Faye M. Hedgepath

TO
Tony Franz
Susan Franz

RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

7595 04/03 0101 #3E3E3E 246.25



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

RECEIVED OF _____

FOR _____

BOOK 8079 PAGE 714

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

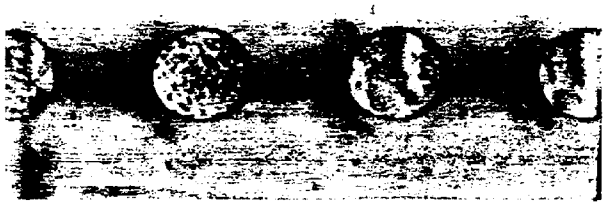
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	72500.00
CON TX	239.25
PRFEE	1.00
WDEED	6.00
TOTAL	246.25
CHECK	246.25

04/03/90 01 14:26 0001 7565



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



I 5806

IDENTIF. REFERENCE

Jun 3 2 29 PM '90

FELIX Z. WILSON JR.
DAVIDSON COUNTY TN.

No. 306723