THIS INSTRUMENT PREPARED BY: Mail

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $48,500.00.

Hazel Annie B. Franklin
Affiant

Subscribed and sworn to before this 22 day of August, 1990.

Notary Public

My Commission Expires: ~~1/23/94~~

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
MARK HOWARD 1103 Caruthers Avenue Nashville, Tennessee 37204	SAME	MAP 118-01 PARCEL 105 22W 11550

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($48,500.00), I, **HAZEL ANNIE B. FRANKLIN, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MARK HOWARD, unmarried** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Nos. 7 and 8 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 7 & 8 front together 100.0 feet on the southerly side of Caruthers Avenue and run back between parallel lines with the westerly margin of 11th Avenue, South, 170.0 feet, to an alley.

BEING the same property conveyed to R. H. Franklin and wife, Hazel Annie B. Franklin, by deed from James E. Guthrie, of record in Book 4202, page 953, Register's Office for Davidson County, Tennessee; the said R. H. Franklin having since died vesting title in Hazel Annie B. Franklin as surviving spouse.

This is improved property known as 1103 Caruthers Avenue, Nashville, Tennessee 37204.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all per-

sons 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22 day of August, 1990.

Hazel Anne B. Franklin
HAZEL ANNIE B. FRANKLIN

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

Witness my hand and official seal at Nashville, Tennesee, this 22 day of August, 1990.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

10-1-91

5.27.03.

IDENTIFICATION REFERENCE

Aug 28 9 19 AM '90

FELIX Z WILKINS REGISTER
DAVIDSON COUNTY

3837 08/28 0101 03CHECK 167.05

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8183 PAGE 249

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	48500.00
CON TX	160.05
PRFEE	1.00
WDEED	6.00
TOTAL	~~167.05~~
CHECK	~~167.05~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/28/90 01 09:15 0001 3837

5 2 7.0 3

IDENTIFICATION REFERENCE

AUG 28 9 14 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350223