Box 27-B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NOS.]
[ ]	[ ]	[ ]
[William C. Franklin, Jr.]	[Same]	[Map and Parcel]
[2303 Deerwood Rd.]	[ ]	[ ]
[Nashville, Tn 37214]	[ ]	[92-7-~~20B~~ 208]
[ ]	[ ]	[ ]

[This instrument prepared by: Cindy S. Smith, Attorney at Law,]
[2525 Lebanon Road, Nashville, Tennessee 37214 (Box 27-Bottom)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, Lois Jean Charlton, Unmarried, (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto William C. Franklin, Jr.,a married person, the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

> Being Lot No. 23 on the map of G.W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract as of record in Book 57, Page 59, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 23 fronts 35 feet on the southerly side of Batavie Street formerly Prospect Street, and runs back between parallel lines 110 feet to an alley, and being the same property described by Deed of record in Book 4084, Page 74, said Register's Office.

Being the same property conveyed to John Willie Charlton and wife, Amanda E. Charlton by Deed from Joel Garfinkle of record in Book 4090, Page 592, Register's Office for said county.

Being the same property devised to Lois Jean Charlton under the Tennessee Laws of Intestacy and probated in Probate File No. 76770, Probate Clerk's Office for Davidson County, Tennessee.

This property is commonly known as 2415 Batavia Street, Nashville, TN 37208.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $5,000.00.]
[ ]
[Affiant]
[Subscribed and sworn before me this 30th day of January 1991.]
[ ]
[Notary Public]
[My Commission Expires: 7-23-94]
[ ]

IDENTIF. REFERENCE

JAN 31 12 53 PM '91

DAVIDSON COUNTY TN.

89667

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor do covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of January, 1991.

Lois Jean Charlton

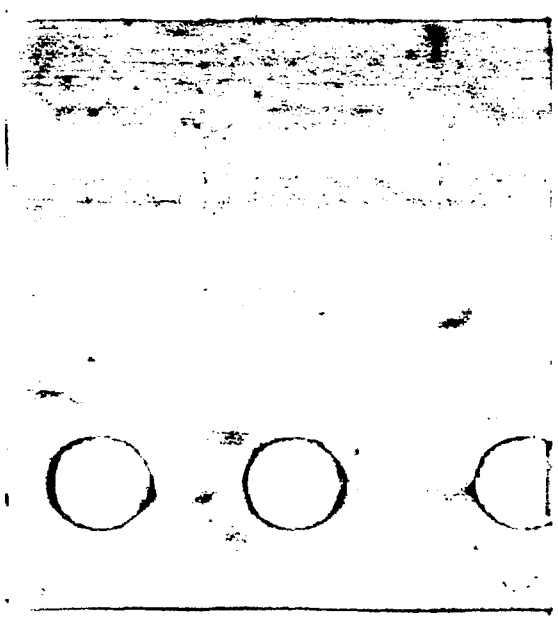
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lois Jean Charlton, with whom I am personally acquainted, or who proved to me on 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 January, 1991.

Notary Public
My Commission Expires: 7-23-94

9696 01/31 0101 03CHECK 23.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

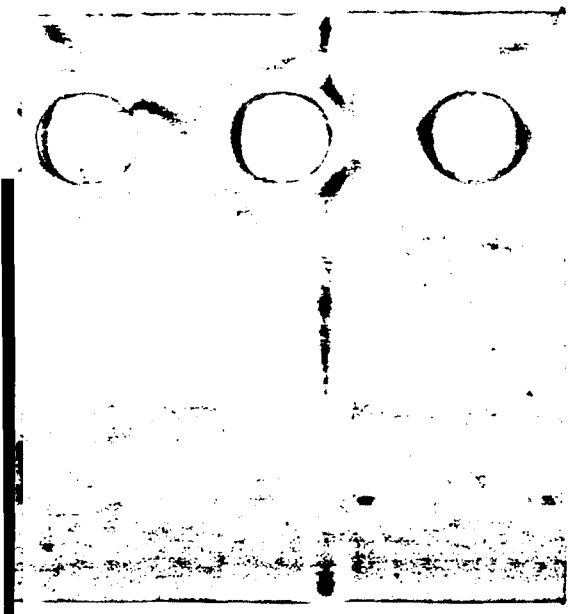
RECEIVED OF _____

FOR _____

BOOK 8284 PAGE 664

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	5000.00
CON TX	16.50
PRFEE	1.00
MTGTX	6.00
TOTAL	23.50
CHECK	23.50

01/31/91 01 12:51 0001 9696

89667

IDENTIF. REFERENCE

JAN 31 12 53 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 393493