STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 74,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April 91

NOTARY PUBLIC

MY COMMISSION EXPIRES (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS Michael L. Franks	SEND TAX BILLS TO First Republic Mortgage	MAP PARCEL NO. MAP PG. 150-10-0 190.00
NAME 4005 Tea Garden Way	NAME 6012 Wilmington Pike	 02DX 05731
STREET ADDRESS OR ROUTE NUMBER Antioch, TN 37013	STREET ADDRESS Dayton, Ohio 45459	
CITY STATE ZIP CODE	CITY STATE ZIP	

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 Victory Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Franks and Susan L. Hill, both unmarried, as joint tenants with rights of survivorship

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. 16 of Jamestown Estates, Section I, as recorded in Plat Book 6900, page 592, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Victory Builders, Inc. by deed from BarclaysAmerican/Mortgage Corporation of record in Book 8105, page 858, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 7476, page 643, as restated in Book 7502, page 11, said Register's Office.

11584

IDENTIF. REFERENCE

MAY 3 9 07 AM '91

FELIX A. ... DAVIDSON COUNTY, TN.

REGISTER'S NOTICE
Availability of Written Legible Photocopy for Recording in This Document Unsatisfactory When Received.

(unimproved) (This is improved XX) property known as 4005 Tea Garden Way, Antioch, TN 37013
(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 hereinset 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 30th day of April 91

Victory Builders, Inc.
By: Kenneth Victory, President
Kenneth Victory, President

BOOK 8344 PAGE 421

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Victory Builders, Inc.

the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Tennessee, this day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Victory with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Victory Builders, Inc. the within named bargainor, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Kenneth Victory as such President.

Witness my hand and official seal at office at Nashville, TN this 30th day of April, 19 91

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

Victory Builders, Inc.

TO

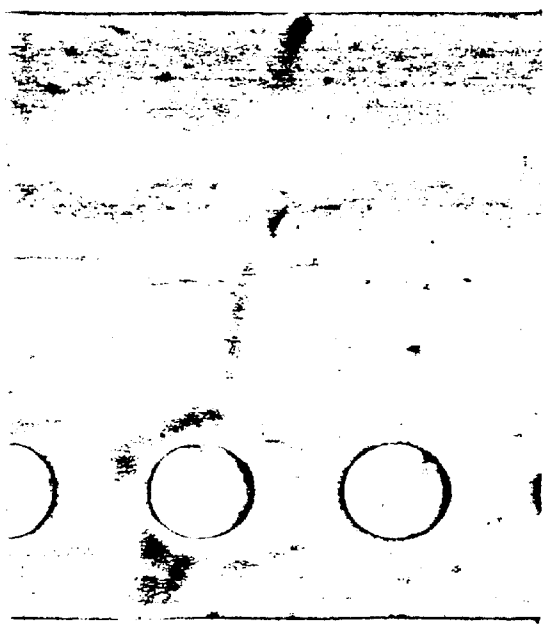
Michael L. Franks and Susan L. Hill, both unmarried

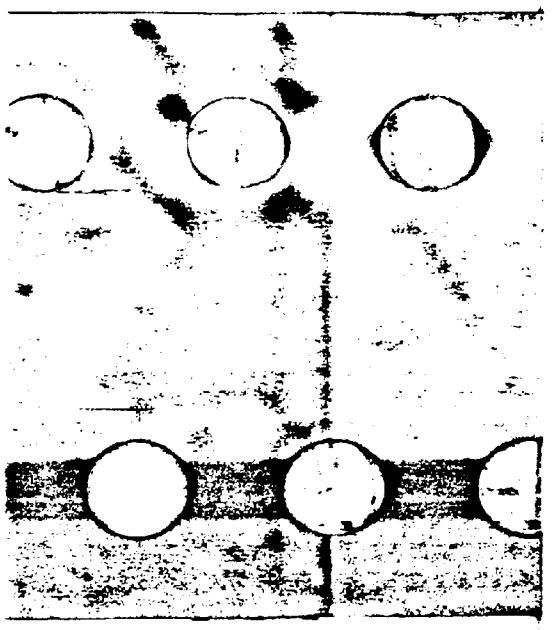
RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

REC'D 25/03 2101 03CHECK 251.20

STEVEN G. WATERS
Attorney at Law





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8344 PAGE 422

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 74000.00
				CON TX 244.20
				PRFEE 1.00
				WDEED 6.00
				TOTAL 251.20
				CHECK 251.20

05/03/91 01 09:08 0001 8861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. TREFERENCE

MAY 3 9 08 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 418513