Bk 9

FORM NO. WD-1

BOOK 8359 PAGE 834

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,000.00

John M. Springer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 91.

John V. Adams
Notary Public John V. Adams

MY COMMISSION EXPIRES: 7/13/91
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Springer (NAME)	First Southern Federal Savings Bank (NAME)	Map 131-10
1609 Ash Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	4205 Hillsboro Road Suite 101B (STREET ADDRESS)	Parcel 11
Nashville, TN 37215 (CITY) (STATE) (P. O ZIP)	Nashville, TN 37215 (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, Mary F. McMillen and Martha F. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Springer and wife, Alice G. Springer

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. 256 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 256 fronts 260 feet on the southerly side of Ash Valley Drive and extends back 272 feet on the easterly line and 220 feet on the westerly line to a dead line, which is broken line, measuring 274.3 feet thereon.

Being the same property conveyed to Robey H. Franklin and wife, Hazel Anne B. Franklin by deed from Patterson and Fox, Inc., of record in Book 3342, page 227, said Register's Office. The said Robey H. Franklin died on or about March 15, 1990. The said Hazel Anne B. Franklin died on or about October 30, 1990, unmarried and testate. Under the Will of the said Hazel Anne B. Franklin, deceased, said property was devised to Mary F. McMillen (1/2) and Martha F. Thompson (1/2).

This conveyance is made subject to: (a) property taxes for 1991 for which Grantee(s) will be responsible; (b) restrictive covenants of record in Book 3069, page 566 and extended in Book 8092, page 372, both in Register's Office for said County; and (c) matters set forth on said plan.

This is unimproved ( ) improved (XX) property, known as 1609 Ash Valley Drive (House Number) (Street) (P O Address) Nashville (City or Town) 37215 (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 our hands this 22nd day of May, 19 91

Mary F. McMillen
Mary F. McMillen

Martha F. Thompson
Martha F. Thompson

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John V. Adams, Attorney, a Notary Public in and for said County and State, the within named Mary F. McMillen and Martha F. Thompson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 1991

Commission expires 7/13/91

John V. Adams Notary Public

STATE OF TENNESSEE
Davidson County

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

5509 05/28 0101 03CHECK 614.20

WARRANTY DEED

FROM
Mary F. McMillen and
Martha F. Thompson

TO
John M. Springer and wife,
Alice G. Springer

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

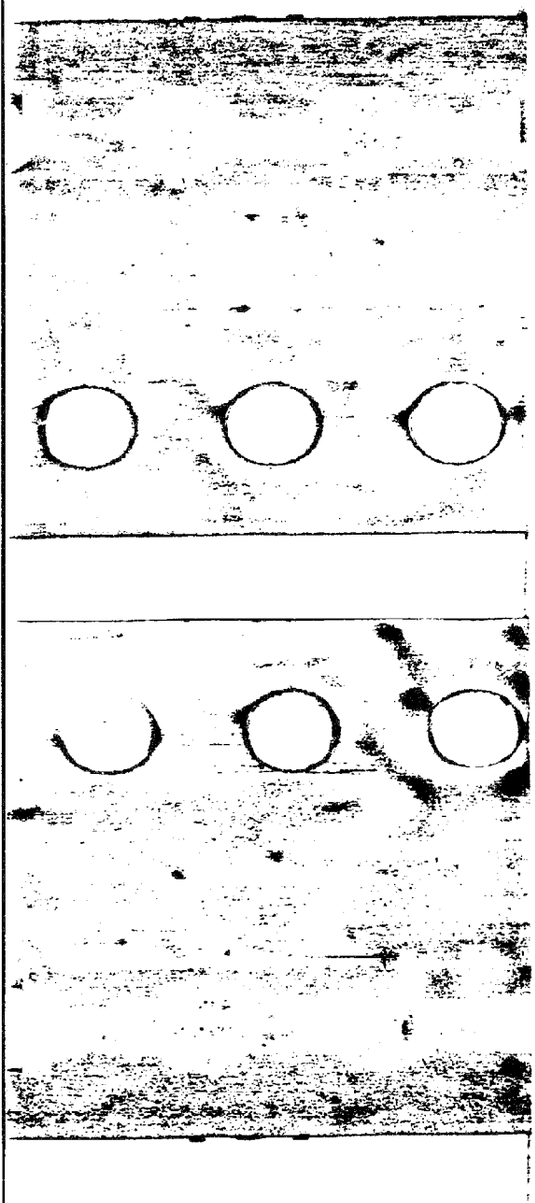
MAY 28 9 56 AM '91

RETURN TO: REFERENCE

17234

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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	184000.00
CON TX	607.20
PRFEE	1.00
[illegible]	6.00
TOTAL	614.20
CHECK	614.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28/91 01 09:58 0001 5509

17234

IDENTIFICATION REFERENCE

MAY 28 9 56 AM '91

No. 425070