Bk 28

FORM NO. WD-1

BOOK 8408 PAGE 551

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1991

Notary Public

MY COMMISSION EXPIRES: 1/20/95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Atty. Attorneys Title Co., 222 Third Ave. N. Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
CLIFTON M. ALLEN (NAME)	CLIFTON M. ALLEN (NAME)	118-1-104
1107 Caruthers Ave. (STREET ADDRESS OR ROUTE NUMBER)	1107 Caruthers Ave. (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37204 (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, individually and as Co-Executrix of the Estate of Hazel Anne Brookshire Franklin HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON M. ALLEN

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:

Land in Davidson County, Tennessee, being Lots 5 and 6 on the Plan of Montrose Place, as of record in Book 57, page 93, Register's Office for said County.

Said Lots Nos. 5 and 6 adjoin and front 100 feet on the southerly side of Caruthers Avenue, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to R. H. Franklin and wife, Hazel Anne Brookshire Franklin, by deed from Polly F. Goat and Herma D. Goat, both unmarried, of record in Book 4168, page 25, and re-recorded in Book 4171, page 921, said Register's Office; the said R. H. Branklin and Hazel Anne Brookshire Franklin having both since died, with R. H. Franklin pre-deceasing Hazel Anne Brookshire Franklin, and the Will of Hazel Anne Brookshire Franklin of record in Will Book 172, page 792, Probate Court Clerk's Office of Davidson County, Tennessee, devised said property to Mary F. McMillen and Martha F. Thompson, individually and as Executors.

THE PROPERTY HEREIN DESCRIBED AND CONVEYED IN THIS INSTRUMENT IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

unimproved ( ) This is improved (X) property, known as 1107 Caruthers Avenue (House Number) (Street) Nashville, TN (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 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 19th day of July, 1991

✓ Mary F. McMillen
MARY F. McMILLEN, INDIVIDUALLY

✓ Martha F. Thompson
MARTHA F. THOMPSON, INDIVIDUALLY

✓ Mary F. McMillen
MARY F. McMILLEN, CO-EXECUTRIX

✓ Martha F. Thompson
MARTHA F. THOMPSON, CO-EXECUTRIX

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary F. McMillen, individually and as Co-Executrix of the Estate of Hazel Anne Brookshire Franklin

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, Tennessee, this 24th day of July, 19 91.

Commission Expires November 16, 1994 Susan Corlew Notary Public

STATE OF VIRGINIA
County of CHESTERFIELD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha F. Thompson, Individually and as Co-Executrix of the Estate of Hazel Anne Brookshire Franklin

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 Chester, Virginia, ~~Tennessee~~, this 19 day of July, 1991.

Bonnie A. Stewart Notary Public

Commission Expires 9-30-95

NOTARIAL SEAL COMMONWEALTH OF VIRGINIA

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

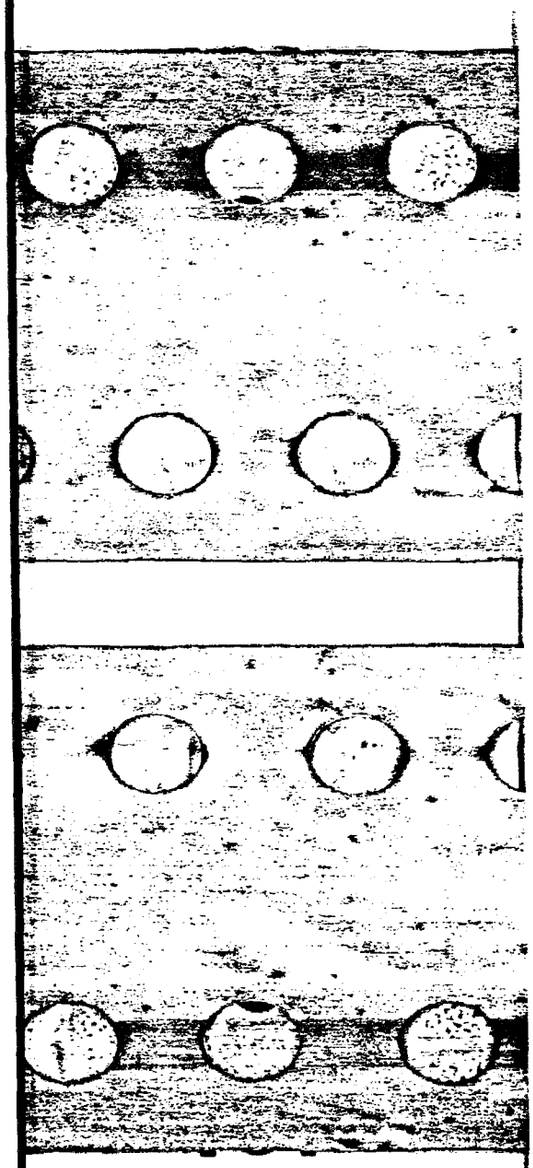
3 4 8 7 4

IDENTIFICATION REFERENCE

Jul 30 2 36 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6567 07/30 0101 03CHECK 167.95



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	43500.00
CON TX	160.95
PRFEE	1.00
WDEED	6.00
TOTAL	167.95
CHECK	167.95

07/30/91 01 14:37 0001 6367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 8 7 4

IDENTIFICATION REFERENCE

JUL 30 2 37 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 445320