Box 27-B

BOOK 8417 PAGE 420

[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Wm. Franklin, Sr. et ux [2301 Deerwood Road [Nashville, TN 37214	Same	Map and Parcel 095-07-0 018.00

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2605 Elm Hill Pike, Suite C, Nashville, TN 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, **Jerry W. Michael**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **William C. Franklin, Sr. and wife, Mary K. Franklin**, 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. 90 on the Plan of Merry Oaks Subdivision, described by a survey not of record as follows:

Said Lot No 90 fronts 150 feet on the southwesterly side of Deerwood Drive and runs back between lines 308 feet on the southeasterly side line and 234.4 feet along the broken northerly side line of said lot to a line at the rear measuring 195 feet thereon.

Being the same property conveyed to Jerry W. Michael by deed from Dan McAlpine, Jr., and wife, Mary B. McAlpine of record in Book 5728, page 536, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2301 Deerwood Road, Nashville, TN 37214.

Sara Kathleen Michael, wife of Jerry W. Michael, joins in this conveyance to convey any and all interest in said property particularly any marital interest therein.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 1835, Pages 67 & 68, said Register's Office and all matters therein; (2) Property Tax lien for the current year, said taxes remaining being prorated and payment of same assumed by Grantees;

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $95,000.00.

x William C. Franklin

Affiant

[Subscribed and sworn before me this 18th day of August
[19 94.

Notary Public
My Commission Expires: 7-23-96

NOTARY PUBLIC AT LARGE TENNESSEE

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 Grantors do covenant with the said Grantees that Grantors are 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 Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 8th day of August, 1991.

Jerry W. Michael

Sarah Kathleen Michael

SKM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Jerry W. Michael* with whom I am personally acquainted, or who proved to me on the basis of 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 8th day of August, 1991.

* and wife, Sarah Kathleen Michael,

Notary Public
My Commission Expires: 2-23-94

3 8 U U 0

AUG 9 3 08 PM '91

29.00 08/09 0101 03CHECK 358.50

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

RECEIVED OF _____

FOR _____

BOOK 8417 PAGE 422

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 358.50
				CHECK 358.50
08/09/91	01			08:36 0001 229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

380000

TENNESSEE

AUG 9 8 34 AM '91

No. 448855