53

BOOK 8435 PAGE 288

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Mary Kate Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 91

Carolyn Dee
Notary Public

MY COMMISSION EXPIRES: 4/23/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405-C OLD TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY KATE POTTS (NAME)	FIRST TENNESSEE BANK NATIONAL ASSOCIATION (NAME)	MAP 11
2190 BAKER ROAD (ADDRESS)	P. O. BOX 1000, DEPT. 47 (ADDRESS)	PARCEL 122
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	MEMPHIS, TN 38148 (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, JOSEPH LEE FRANK AND WIFE, GINA S. FRANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY KATE POTTS, AN UNMARRIED PERSON

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:

TRACT NO. 2: A tract of land in the 2nd Civil District of Davidson County, Tennessee, shown on the Plat of Will J. Wilson Property by Ragan-Smith and Associates, Inc., dated October 11, 1979, and revised October 29, 1979, and being more fully described as follows: BEGINNING at an iron pin on the westerly margin of Baker Road that is 198.03 feet northwesterly, as measured along said margin, from the common line of L. C. Crawford, et ux, and Tract No. 1, formerly Will J. Wilson property; thence with the line between Tracts 2 and 1, South 61 deg. 10' 15" West a distance of 460.45 feet to an iron pin in the boundary line of Tracts 2 and 1; thence South 57 deg. 00' 36" West a distance of 2113.54 feet to a common corner of Tracts 2 and 1; thence South 29 deg. 25' 28" East a distance of 390.0 feet to an existing iron pin by a fence corner; thence with the original southerly line of Wilson, South 80 deg. 46' 03" West a distance of 206.25 feet to an existing iron pin by a fence corner; thence South 80 deg. 21' 28" West a distance of 333.14 feet to an iron pin set at a fence corner; thence North 44 deg. 06' 01" West a distance of 229.40 feet to a point; thence South 89 deg. 56' 48" West a distance of 425.0 feet to the common westerly corner of Tracts 2 and 3; thence with the line between Tracts 2 and 3, North 59 deg. 12' 54" East a distance of 3047.57 feet to an iron pin in the boundary line of Tracts 2 and 3; thence North 61 deg. 10' 15" East a distance of 522.74 feet to an iron pin on the westerly margin of Baker Road; thence with said margin, South 8 deg. 10' 23" East a distance of 176.58 feet to the point of beginning and containing 19.5 acres, more or less, according to survey of Ragan-Smith and Associates, Inc. dated 10/11/79 and revised 10/29/79 and 11/14/79.

Being the same property conveyed to JOSEPH LEE FRANK AND WIFE, GINA S. FRANK by deed of record in Book 5983, page 647, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 2190 BAKER ROAD, GOODLETTSVILLE, TN 37072
(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 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 30th day of August, 19 91

Gina S. Frank
GINA S. FRANK

Joseph Lee Frank
JOSEPH LEE FRANK

First Data Systems, Inc.

1-800-626-5427

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8435 PAGE 289

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOSEPH LEE FRANK AND WIFE, GINA S. FRANK

the bargainor S, with whom I am personally acquainted or 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 GOODLETTSVILLE, Tennessee, this 30th day of August 19 91

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

442 93

SEP 4 12 50 PM '91

WARRANTY DEED
FROM
TO
RETURN TO:

TBL 09/04 0101 CKCHECK 395.50

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

RECEIVED OF _____

FOR _____

BOOK 8435 PAGE 290

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	
				105000.00
			CON TX	388.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	395.50
			CHECK	395.50
09/04/91	01		12:52 0001	7781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

442943

SEP 4 12 50 PM '91

No. 456070