BOOK 8440 PAGE 626

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **26,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 19 91.

Notary Public

MY COMMISSION EXPIRES 5-26-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
COLONIAL REALTY COMPANY	**SAME**	**Map 118-12**
(NAME)	(NAME)	
P. O. Box 40587		**Parcel 17**
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204		
(CITY) (STATE) (P.O. ZIP)	(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, **J. B. FRANKLIN, Trustee**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLONIAL REALTY COMPANY, A Tennessee Corporation**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Tennessee** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Being Lot No. 225 on the Revised and Corrected Plan of Thompson and Rings' Subdivision of Edenwold Parkes of record in Book 332, page 29, Register's Office for said County.

Said Lot No. 225 fronts 50 feet on the southerly side of Eugenia Avenue, formerly Moore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J. B. Franklin, Trustee by Deed from Millie C. Hix of record in Book 7700, page 641 Register's Office for Davidson County, Tennessee, and by Corrected Deed of record in Book 8440, Page 624 Register's Office for Davidson County, Tennessee.

46057

IDENTIFICATION REFERENCE

SEP 11 3 49 PM '91

7870 09/11 0101 03CHECK 103.20

unimproved (X)
This is unimproved ( ) property, known as 2706 Eugenia Avenue, Nashville, Tennessee
(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 _____ hand _____ this 6th day of September, 19 91

J. B. Franklin Trustee

J. B. FRANKLIN, Trustee

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 J. B. FRANKLIN, Trustee

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of September 19 91

Commission expires 5-20-92

William J. Bemp
Notary Public

STATE OF TENNESSEE

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) as such _____ and (they) _____, 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

WARRANTY DEED

FROM

J. B. FRANKLIN, Trustee

TO

COLONIAL REALTY COMPANY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



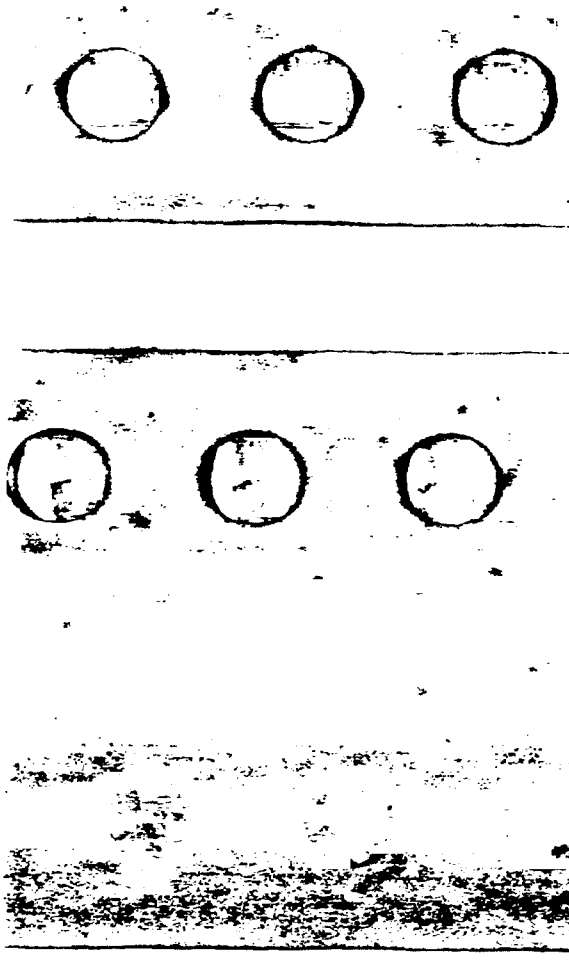
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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	26000.00
CON TX	96.20
PRFEE	1.00
MTEED	6.00
TOTAL	103.20
CHECK	103.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9870

46057

IDENTIFICATION REFERENCE

SEP 11 3 49 PM '96

No. 458123