ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PAR NO.
Kim Hunter, unmarried and Brian D. Winter and Rosanna Winter 3609 Pilcher Place Nashville, TN 37209	Atlantic Coast Mortgage Co. 12700 Fair Lakes Cr. Suite #400 Fairfax, VA 22033	104-1-428 25W-4483

Box 20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **J. Don Franks and wife, Monique E. Franks** have bargained and sold, and by these present do transfer and convey unto the said **Kim Hunter, unmarried and Brian D. Winter and Rosanna Winter** the Grantee(s) herein their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 2 on the Resubdivision of Lots 177 and 178 on the Plan of West Grove Subdivision, as of record in Book 4300, Page 19; Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 51.5 feet on the southerly side of Pilcher Avenue and runs back between lines 100.15 feet on its easterly line and 110.27 feet on its westerly line, to a line in the rear on which it measures 63.58 feet.

BEING the same property conveyed to J. Don Franks and wife, Monique E. Franks by deed from James Lee and wife, Carolyn Lee of record in Book 6861, Page 562, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in the Register's Office for said County.

This is improved property known as: **3609 Pilcher Place, Nashville, TN 37219.**

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 the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this 22 day of October, 1991.

5.6.9 6 8.

IDENTIFICATION REFERENCE

OCT 25 10 24 AM '91

5919 10/25 0101 03CHECK 236.03

J. Don Franks
J. DON FRANKS

Monique E. Franks by J. Don Franks
MONIQUE E. FRANKS
Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. DON FRANKS ~~AND WIFE MONIQUE E. FRANKS~~ 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 Nashville, Tennessee on this 22 day of October, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92
****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 61,900.

Kim Hunter
Brian D. White
~~Bros~~
AFFIANT

Sworn to and subscribed before me this 22 day of October, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ____ day of October, 1991, before me personally appeared J. DON FRANKS to me known to be the person who executed the foregoing instrument in behalf of MONIQUE E. FRANKS that he executed the same as the free act and deed of said MONIQUE E. FRANKS.

WITNESS my hand and official seal.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

This instrument prepared by:
Rick M. Johnson, 3221 Nolensville Rd., Ste. #1, Nashville, TN 37211
(615) 833-5858

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8471 PAGE 38

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	61900.00
CON TX	229.03
PRFEE	1.00
WDEED	6.00
TOTAL	236.03
CHECK	236.03

10/25/91 01 10:24 0001 5919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5,6,9,6,8

IDENTIFICATION REFERENCE

OCT 25 10 24 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 470631