Bk 77

FORM NO. WD-1

BOOK 8510 PAGE 961

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,600.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 1991

Notary Public

MY COMMISSION EXPIRES: 4/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
ABC REALTY, INC. (NAME)	ABC REALTY, INC. (NAME)	118-1-103
700 Craighead, Suite 103 (STREET ADDRESS OR ROUTE NUMBER)	700 Craighead, Suite 103 (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 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 ABC REALTY, INC. 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 Lot No. 4 on the Plan of Montrose Place, as of record in Plan Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the southerly margin of Caruthers Avenue and extends back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to R. H. Franklin and wife, Anne B. Franklin, by deed from Administrator of Veterans Affairs, of record in Book 4263, page 556, said Register's Office; the said R. H. Franklin and Anne B. Franklin having both since died, with R. H. Franklin pre-deceasing Anne B. 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 said Hazel Anne Brookshire Franklin and Anne B. Franklin being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Metro Codes Letters of record in Book 8023, page 125 and Book 8410, page 930, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 1109 Caruthers Avenue - Nashville, TN
(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 hands this 14th day of November, 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 }

Personally appeared befcre me, the undersigned BOOK 8516 PAGE 962, a Notary Public in and for said County and State, the within named Mary F. McMillen, individually and 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 12th day of December, 1991.

Commission Expires November 26, 1994 Susan Colbert Notary Public

STATE OF ~~TENNESSEE~~ VIRGINIA }
County of ~~DAVIDSON~~ 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 5/14 day of November, 19 91.

Commission Expires 1-31-94 Judith A. Harvey Notary Public

7.0488.

WARRANTY DEED

FROM

TO

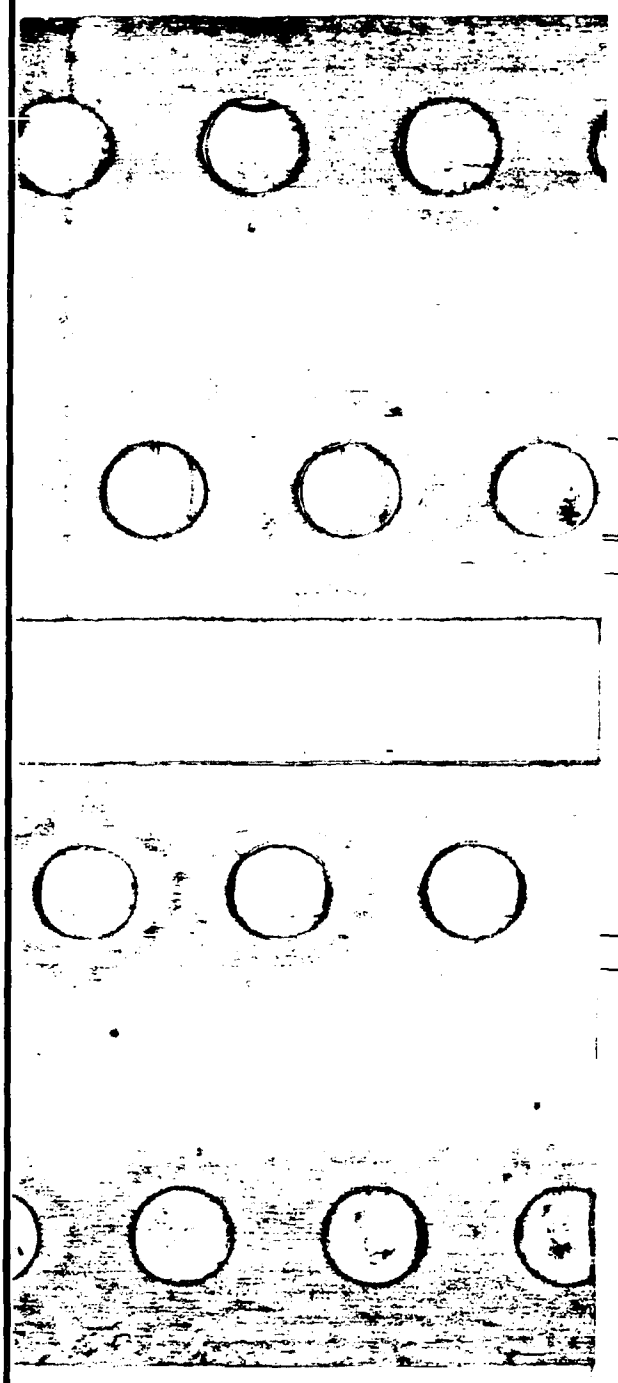
IDENTIFICATION REFERENCE

Dec 18 3 38 PM '91

3693 12/18 0101 03CHECK 64.72

ATTORNEYS TITLE A Minnesota Title Company

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



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	15600.00
CON TX	57.72
PRFEE	1.00
WDEED	6.00
TOTAL	64.72
CHECK	64.72

12/18/91 01 15:39 0001 3693

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0488.

IDENTIFICATION REFERENCE

Dec 18 3 38 PM '91

No. 486196