THIS INSTRUMENT PREPARED BY:
BOBBY DAVIS, ATTORNEY
MADISON TITLE COMPANY
P. O. Box 1368
Madison, TN 37116

BOOK 8526 PAGE 89

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Franklin and wife,	SAME	Map 52-5-8
Sandra E. Franklin (NAME)	(NAME)	Parcel 228
1221 Idlewild Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*

Cash in hand paid by the Grantees hereinafter named and other good and valuable consideration, receipt of which is acknowledged.

I. Donald Petty, a single man

have this day bargained and sold, and do hereby transfer and convey unto the said James L. Franklin and wife, Sandra E. Franklin

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Idlewild Subdivision of record in Book 6250, Page 563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Donald Petty by deed from Linder Construction Company of record in Book 6945, page 215, Register's Office for Davidson County, Tennessee.

7.5 7.9 5:

TENNTIF REFERENCE

JAN 10 12 50 PM '92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me this the 10th *day of* January 19 92

My commission expires My Commission Expires 7/22/95 (Affix Seal)

Affiant

Notary Public

This is improved (X) unimproved ( ) property, known as 1221 Idlewild Place, Madison, TN 37115 (House Number) (Street) P.O. Address (City or Town).

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered Buyer assumes responsibility for 1992 State and County taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 10th *day of* January *19* 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Donald Petty

Donald Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Donald Petty

the within named bargainor , *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 10th *day of* January, *19* 92

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , *a Notary Public of the State and County aforesaid, personally appeared* , *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be* of the , *the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as*

Witness my hand and seal, at office in this day of , 19

Notary Public

Commission expires

5882 01/10 0101 03CHECK 247.50

WARRANTY DEED

FROM

Donald Petty, unmarried

TO

James L. Franklin and wife,

Sandra E. Franklin

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

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



RECEIVED OF _____

FOR _____

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CON CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MR 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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 6.00
TOTAL 247.50
CHECK 247.50

01/10/92 01 12:51 0001 5882



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 7.9 5.

IDENTIFICATION REFERENCE

JAN 10 12 50 PM '92

FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY



No. 492300