PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31718)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 57,653.00

Affiant

Sworn and subscribed before me this 23rd day of March, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Karina H. McDaniel
432 Dawn Drive
Nashville, TN 37211

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBanc Mortgage Corporation
201 East Cary Street
Richmond, VA 23219

MAP-PARCEL NUMBERS
133-12-207

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerome Franklin, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karina H. McDaniel, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Section Two Greenwood Hills, of record in Book 4660, page 124, Register's Office for said County.

Said Lot No. 49 fronts 80.00 feet on the easterly margin of Dawn Drive and extends back 218.00 feet on the northerly line and 190.60 feet on the southerly line to a dead line in the rear measuring 48.10 feet thereon.

Being the same property conveyed to Jerome Franklin by deed from Marshall O. Robertson and wife, Doris J. Robertson, of record in Book 5516, page 449 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Jerome Franklin by Helen Hall Golter as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

9 6 2 6 U

IDENTIFICATION REFERENCE

MAR 27 12 17 PM '92

DAVIDSON COUNTY, TN

0931 03/27 0101 03CHECK 220.32

This is improved property, known as: 432 Dawn Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of March, 1992.

Jerome Franklin, By: Helen Hall Golter, Atty-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 **Helen Hall Golter**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jerome Franklin**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of March, 1992.

Notary Public

My Commission Expires: 3-26-94

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jerome Franklin

TO: Karina H. McDaniel

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Helen Hall Golter, Affiant

Sworn to and subscribed before me this
23rd day of March, 1992.

Notary Public

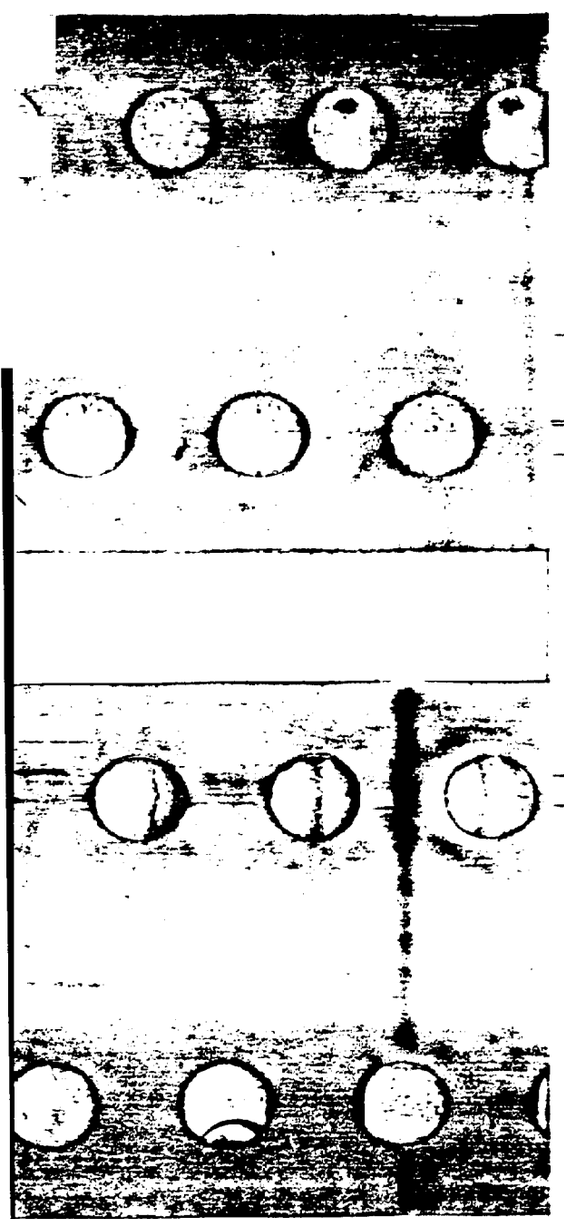
My Commission Expires: 3-26-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8585 PAGE 287

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	57653.00
			CON TX	213.32
			PRFEE	1.00
			WDEED	6.00
			TOTAL	220.32
			CHECK	220.32
03/27/92	01		12:17 0001	0931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 2 6 0

IDENTIFICATION REFERENCE

MAR 27 12 17 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 515305