Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8629 PAGE 63

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carl W. Franklin, et ux 4119 Legend Hall Dr. Nashville, Tn. 37215	Same as New Owner	Map 131-1A Parcel 151 I.D. #7DA 70689

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT W. PEDIGO, a single person, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto CARL W. FRANKLIN and wife, JULIA R. FRANKLIN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Those certain premises comprising a portion of Legend Hall, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 18th day of July, 1975, of record in Book 4934, page 15, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit No. 4119 in Legend Hall, a Horizontal Property Regime, located at 4119 Legend Hall Drive in Nashville, Davidson County, Tennessee, as shown on the plat of the Resubdivision of Legend Hall, recorded in Book 5200, page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Robert W. Pedigo, a single person, by deed from M and P, a partnership composed of Sandy M. Moore, Jr. and James E. Patterson of record in Book 5321, page 272, Register's Office for Davidson County, Tennessee.

The current mailing address for said property is: 4119 Legend Hall Drive, Nashville, Tennessee.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1992, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to any and all matters as they may appear on the Plan of record in Book 5200, page 275, said Register's Office.

3. Subject to the Master Deed for Horizontal Property Regime Legend Hall of record in Book 4934, page 15, said Register's Office.

4. Subject to the By-Laws of the Association of Owners of Legend Hall of record in Book 4934, page 21, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 18th day of May, 1992.

"GRANTOR"

Robert W. Pedigo
ROBERT W. PEDIGO

"GRANTEES"

Carl W. Franklin
CARL W. FRANKLIN

Julia R. Franklin
JULIA R. FRANKLIN

8047 05/19 0101 03CHECK 728.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. PEDIGO, and CARL W. FRANKLIN and wife, JULIA R. FRANKLIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of May, 1992.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Carl W. Franklin
Affiant

Sworn to and subscribed before me, this the 18th day of May, 1992.

Kathy Burnett Hulett
NOTARY PUBLIC

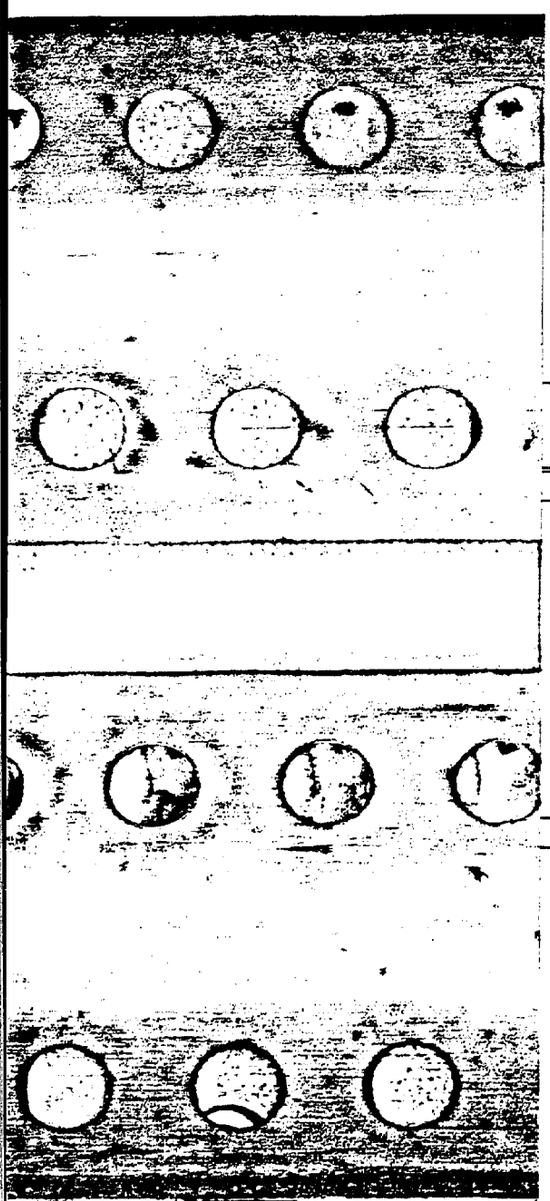
My Commission Expires: 12/29/93

11430

IDENTIF. TREFERENCE

MAY 19 9 17 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8629 PAGE 65

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 6.00
TOTAL 728.50
CHECK 728.50

05/19/92 01 09:17 0001 8047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11430

IDENTIF. REFERENCE

MAY 19 9 17 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532236