BOOK 8911 PAGE 911

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: (kd) (Title No: 33025)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 206000.00
3630 04/08 0101 03CHECK 771.20
Affiant
Sworn and subscribed before me this 7th day of April, 1993.
Notary Public
My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Michael A. Geracioti Maribeth Geracioti 3511 Central Avenue Nashville, Tennessee 37205	First Tennessee Bank N.A. P. O. Box 1000, Dept. 47 Memphis, Tennessee 38148	104-05-381

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 **William W. Franklin and spouse, Madge W. Franklin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael A. Geracioti and spouse, Maribeth Geracioti,** 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. 100 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 100 fronts 50 feet on the southerly side of Central Avenue and runs back 146 feet on the easterly line and 155 feet on the westerly line to an alley and shows 50 feet on said alley.

BEING the same property conveyed to William W. Franklin and spouse, Madge W. Franklin by deed from Robert D. Blair and spouse, Judy K. Blair of record in Book 8057, Page 196, Register's Office for said County.

RECEIVED FOR REFERENCE
APR 8 2 51 PM '93
DAVIDSON COUNTY, TN

07.99

This is improved property, known as: 3511 Central Avenue, Nashville, Tennessee 37205

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 7th day of April, 1993.

William W. Franklin **Madge W. Franklin**

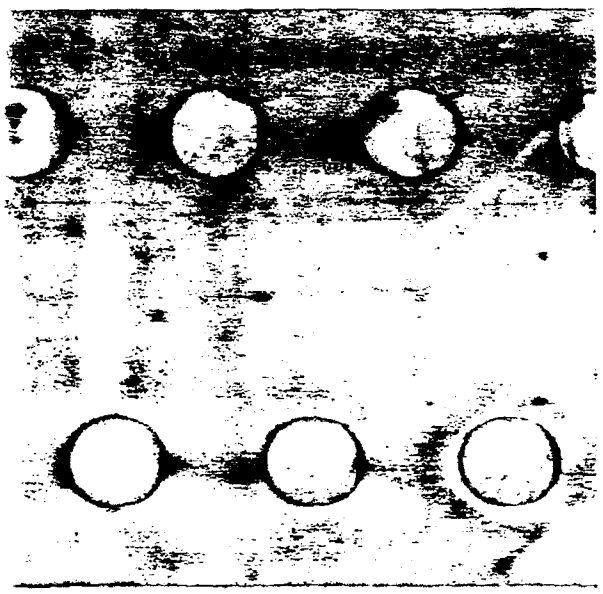
State of Tennessee
County of Davidson

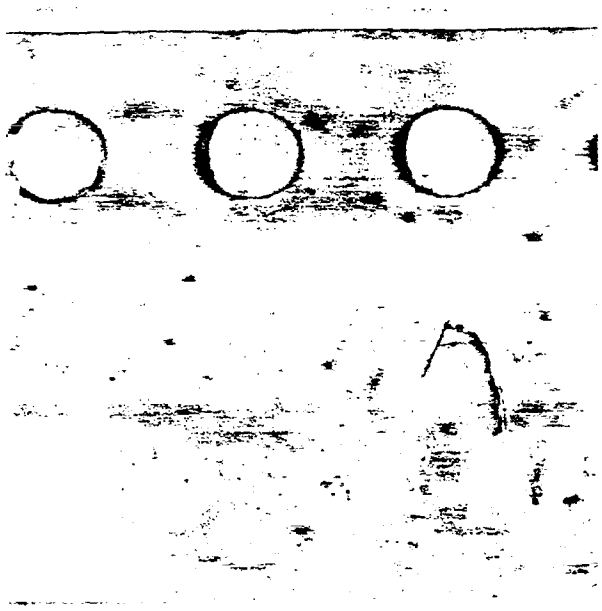
On this 7th day of April, 1993, before me the undersigned authority, personally appeared **William W. Franklin** and **Madge W. Franklin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public





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			
		206000.00		
	CON TX		762.20	
	PRFEE		1.00	
	WDEED		8.00	
	TOTAL		771.20	
	CHECK		771.20	

04/08/93 01 14:50 0001 3630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07999

IDENTIFICATION REFERENCE

APR 8 2 51 PM '93

DAVIDSON COUNTY, TN

No 038415