BOX 15

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,443.05

Melissa Francis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 1993

Notary Public

MY COMMISSION EXPIRES: May 25, 1996

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Francis (NAME)	NationsBanc Mortgage Corporation (NAME)	Map 91-15 #125
5203 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 35140 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40232-5140 (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, Lee Anne Turner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa Francis, unmarried and Robert Francis, married

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 a part of Block No. 12 on the Plan of Realty Savings Bank & Trust Co.'s Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and being more particularly described according to a survey made by John B. Kohl, III, dated September 27, 1989, as follows:

BEGINNING at a point in the southerly margin of Elkins Avenue, 50 feet westerly from the Southwest corner of 52nd Avenue North (also known as 11th Street) and Elkins Avenue; thence running in a southerly direction and parallel to 52nd Avenue North, 200 feet to a point; thence in a westerly direction and parallel with Elkins Avenue, 50 feet to a point; thence in a northerly direction, 200 feet to the southerly margin of Elkins Avenue; thence in an easterly direction along Elkins Avenue, 50 feet to the point of BEGINNING.

Being the same property conveyed to Lee Anne Turner, unmarried, by deed from Mary Helen Scott and June M. Smithey, Trustees, of record in Book 7971, page 672, Register's Office for Davidson County, Tennessee.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made by LEE ANNE TURNER, UNMARRIED To Citizens and Southern Mortgage Corporation, which deed of trust is recorded in the office of Davidson County Register, in Book 7971, page 675, and note of even date thereby secured in the original principal amount of $36,360.00, payable to Citizens and Southern Mortgage Corporation. And for the same consideration Grantees hereby assume the obligations of LEE ANNE TURNER, UNMARRIED, under the terms of the instruments**

This is ( ) unimproved (XX) improved property, known as 5203 Elkins Avenue, Nashville, TN 37209 (House Number) (Street) (P O Address) (City or Town) (Postal Zip) CONTINUED ON BACK

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 her hand this 12th day of April, 1993

Lee Anne Turner

Melissa Francis

Robert Francis by Melissa Francis a/k/a/ in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
Davidson County

BOOK 8916 PAGE 548

Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Lee Anne Turner

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 April 1993.

Commission expires May 25, 1996

Lee C. Cranford
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Lee Anne Turner

TO
Melissa Francis and Robert Francis

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

**creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following froeclosure of real property.

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Melissa Francis 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 the 12th day of April, 1993.

Lee C. Cranford
Notary Public

My Commission Expires: May 25, 1996

[redacted]

BOX 15

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of April, 1993, before me personally appeared Melissa Francis, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Robert Francis, and acknowledged that she executed the same as the free act and deed of the said Robert Francis.

Lee E. G

Notary Public

My Commission Expires:

May 25, 1996

E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

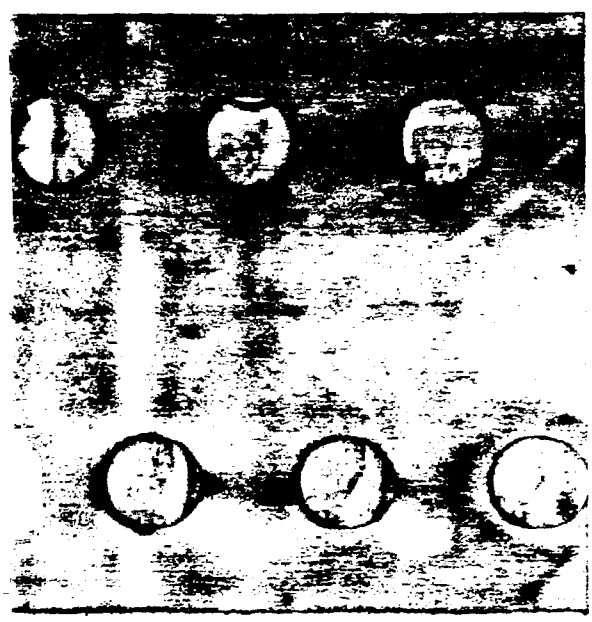
09743

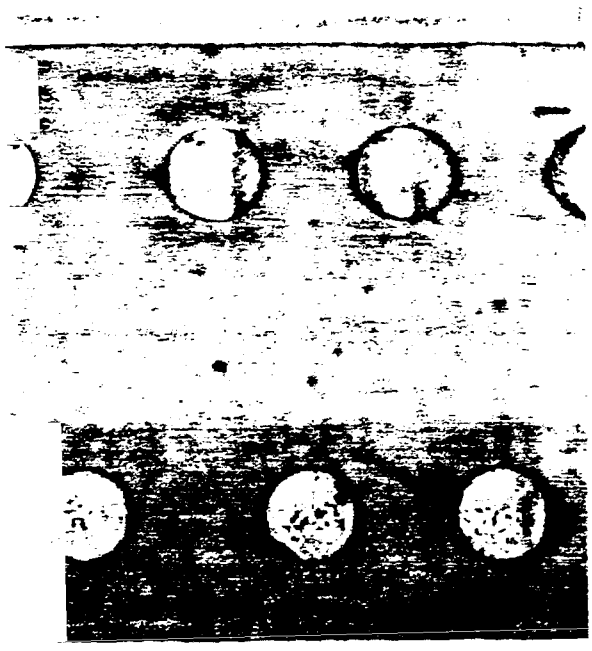
IDENTIFICATION REFERENCE:

APR 14 3 31 PM '93

LIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5583 04/14 0101 03CHECK 188.38





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 47443.05

CON TX	175.38
PRFEE	1.00
WDEED	12.00
TOTAL	188.38
CHECK	188.38

04/14/93 01 15:32 0001 5583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09743

IDENTIFICATION REFERENCE

APR 14 3 31 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 640344