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BOOK 53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Randall F. Tomlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL F. TOMLIN (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	Map 60-16
116 DELLWAY DRIVE (ADDRESS)	P.O. BOX 353 (ADDRESS)	Parcel 156
NASHVILLE, TN 37207 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40201-0353 (CITY) (STATE) (ZIP)	Map 60-15 Parcel 64

FOR AND 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, GENEVA DELL FRANCESCHINI , UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL F. TOMLIN AND WIFE, LISA D. TOMLIN

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:

Tract One:
Being Lot No. 253 on the Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 253 fronts 60 feet on the southerly side of Dellway Drive and runs back 192.7 feet on the west line and 203.5 feet on the east line to a dead line in the rear on which it measures 60.9 feet.

Being the same property conveyed to WILLIAM M. FRANCESCHINI AND WIFE, GENEVA DELL FRANCESCHINI by deed of record in Book 3882, page 532, Register's Office for Davidson County, Tennessee. The said WILLIAM M. FRANCESCHINI having since died, property is now vested in GENEVA D LL FRANCESCHINI as surviving tenant by the entirety.

Tract Two:
Being Lot No. 346 on the Map of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee.

Said Lot fronts 60 feet on the southerly side of Dellway Drive and runs back between lines, 181.8 feet on the westerly line and 192.7 feet on the easterly line, to a dead line in the rear on which it measures 60.9 feet.

Being the same property conveyed to W.M. Franceschini and wife, Geneva Franceschini by deed of record in Book 3935, page 321, Register's Office for Davidson County, Tennessee. The said W.M. Franceschini having since died, property is now vested in Geneva Franceschini as surviving tenant by the entirety.

This is unimproved ( ) improved (XX) property, known as 116 DELLWAY DRIVE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of July 19 93

Geneva Dell Franceschini
GENEVA DELL FRANCESCHINI

DCTN01W 12/88 First Data Systems, Inc

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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 GENEVA DELL FRANCESCHINI

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 GOODLETTSVILLE, Tennessee, this 2nd day of July, 93

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

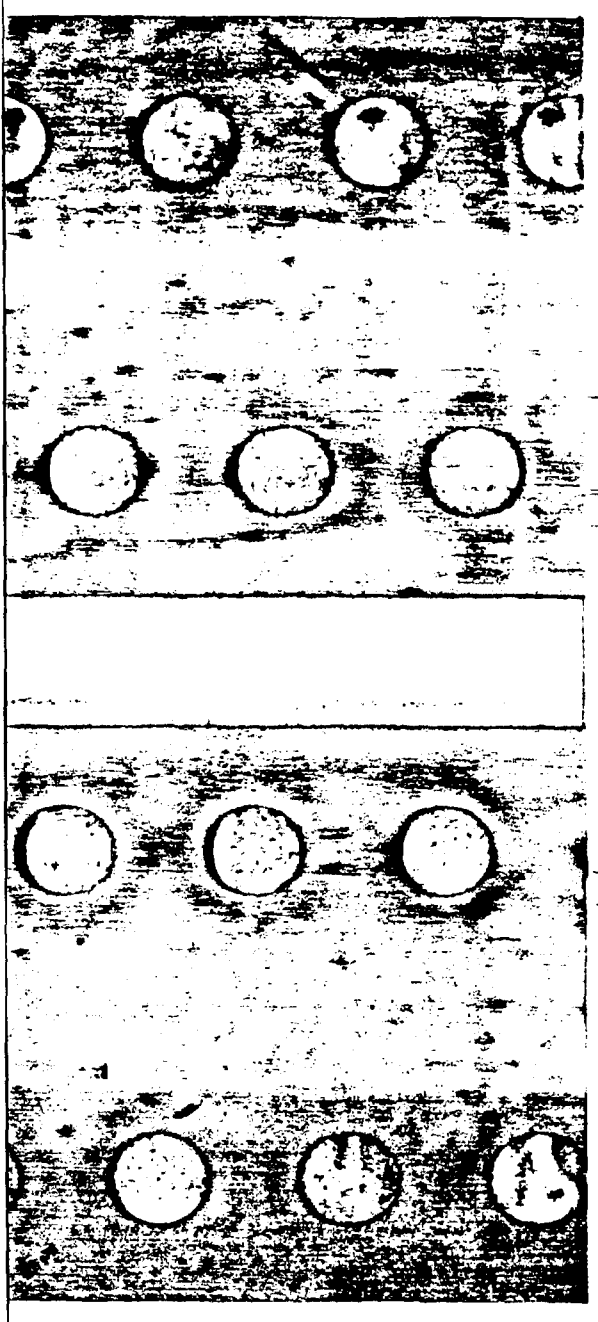
TO

RETURN TO:

93 JUL -8 AM 10:44
1612 07/08 0101 03CHECK 164.40
DAVIDSON COUNTY, TN.

38984

IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9003 PAGE 558

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	42000.00
			CON TX	155.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	164.40
			CHECK	164.40
07/08/93	01	10:11	0001	1612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38984
IDENTIF. ↑ REFERENCE

93 JUL -8 AM 10: 11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 672060