45171

IDENTIF. ↑ REFERENCE

Box 44

94 MAY -2 PM 2:12 [illegible] 403.23

[illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 9330 PAGE 106

The actual consideration or value, whichever is greater for this transfer is $107,900.00.

Mark A. Francis
Affiant

Subscribed and sworn to before me, this 29th day of April, 1994.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

STATE OF TENNESSEE

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
P. O. Box 198888
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-8888

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Mark A. Francis and wife,	Leader Federal Bank for Savings	
Cynthia E. Francis	158 Madison Avenue	135-14-0-B 042.00CO
2040 Ransom Place	Memphis, TN 38103	2DX 09013
Nashville, TN 37217		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANSOM PLACE HOMES, INC.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARK A. FRANCIS AND WIFE, CYNTHIA E. FRANCIS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Ransom Place, Section One, Phase Two, a planned unit development, of record in Book 7900, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Ransom Place Homes, Inc., by deed from Metropolitan Airport Center Limited Partnership (f/k/a Metropolitan Airport Center Limited), of record in Book 8487, page 860, Register's Office for said County.

This conveyance is made subject to:

1. 1994 Taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

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

2. Deed of Conveyance to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 9190, page 471, and Book 9190, page 475, Register's Office for said County.

3. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7867, page 81, as amended by instruments of record in Book 7885, page 868; Book 7947, page 436; Book 8070, page 555; Book 8424, page 414; Book 8505, page 235; Book 8550, page 764; Book 8707, page 86 and Book 8846, page 184, Register's Office for said County.

4. Matters shown on the Plan of record in Book 7900, page 463, Register's Office for said County.

5. Deed of Easement of record in Book 9195, page 125, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Joint Maintenance Agreement of record in Book 9195, page 132, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 8879, page 270, Register's Office for Davidson County, Tennessee.

This is improved property known as 2040 Ransom Place, Nashville, TN 37217.

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 it covenants with the said Grantees that it is lawfully seized 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; and further covenants and binds itself, its succcessors 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 our hands this 29th day of April, 1993.

RANSOM PLACE HOMES, INC.,
a Tennessee corporation

By: Henry E. McCall, V.P.

Name: Henry E. McCall

Title: Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry E. McCall with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

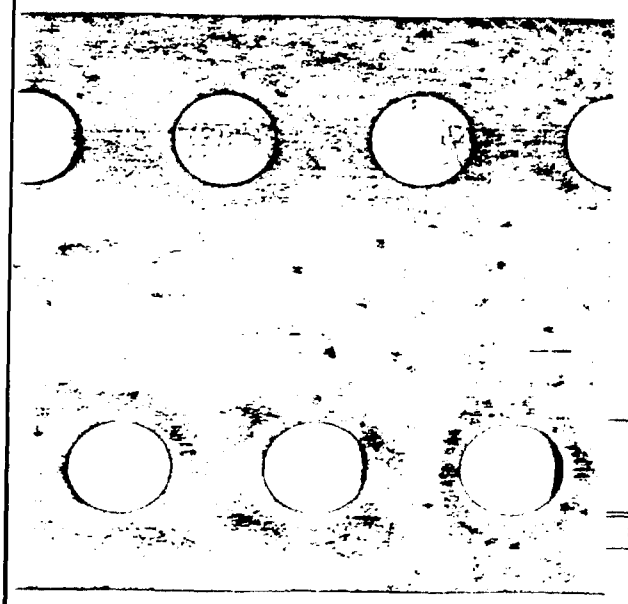
Witness my hand, at office, this 29th day of April, 1994.

Wesley D. Turner
Notary Public

My Commission Expires: 7/22/95

WESLEY D. TURNER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

0014841.01



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

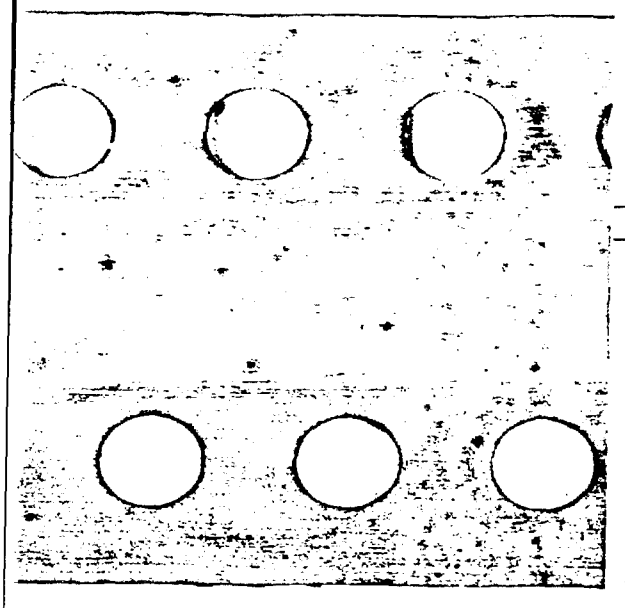
RECEIVED OF _____

FOR _____

BOOK 9330 PAGE 108

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
			SAMT 107900.00	
			CON TX 399.23	
			PRFEE 1.00	
			MDEED 8.00	
			TOTAL 408.23	
			CHECK 408.23	
05/02/94	01	14:11 0001	0727	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45171
IDENTIF. # REFERENCE

94 MAY -2 PM 2:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 785819