47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES: 10/22/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Franklin (NAME)	First Republic Mortgage (NAME)	10D 42820
305 Shepherd Hills Drive (ADDRESS)	6012 Wilmington Pike (ADDRESS)	34-7 25
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Dayton, Ohio 45459 (CITY) (STATE) (ZIP)	

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, Ratan L. Biswas and wife, Amita R. Biswas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Franklin and wife, Rosanna W. Franklin and Paulie H. Franklin

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 Lot No. 52 on the Plan of Shepherd Hills, Section II, as of record in Book 2900, page 12, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ratan L. Biswas and wife, Amita R. Biswas, by deed from W. C. Arnold and wife, Dorothy R. Arnold, of record in Book 7133, page 407, Register's Office for Davidson County, Tennessee.

56955
IDENTIF. & REFERENCE

94 JUN -3 AM 8:21
FILED FOR REGISTER
DAVIDSON COUNTY, TN.

1439 06/03 0101 03CHECK 425.25

unimproved ( )
This is improved (X) property, known as 305 Shepherd Hills Drive, Madison, Tennessee 37115
(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 our hand s this 31st day of May 19 94

Ratan L. Biswas

Ratan L. Biswas

Amita R. Biswas

Amita R. Biswas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9366 PAGE 501

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ratan L. Biswas and wife, Amita R. Biswas

the bargainor they, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of May, 19 94.

Commission expires 11/26/94

Notary Public

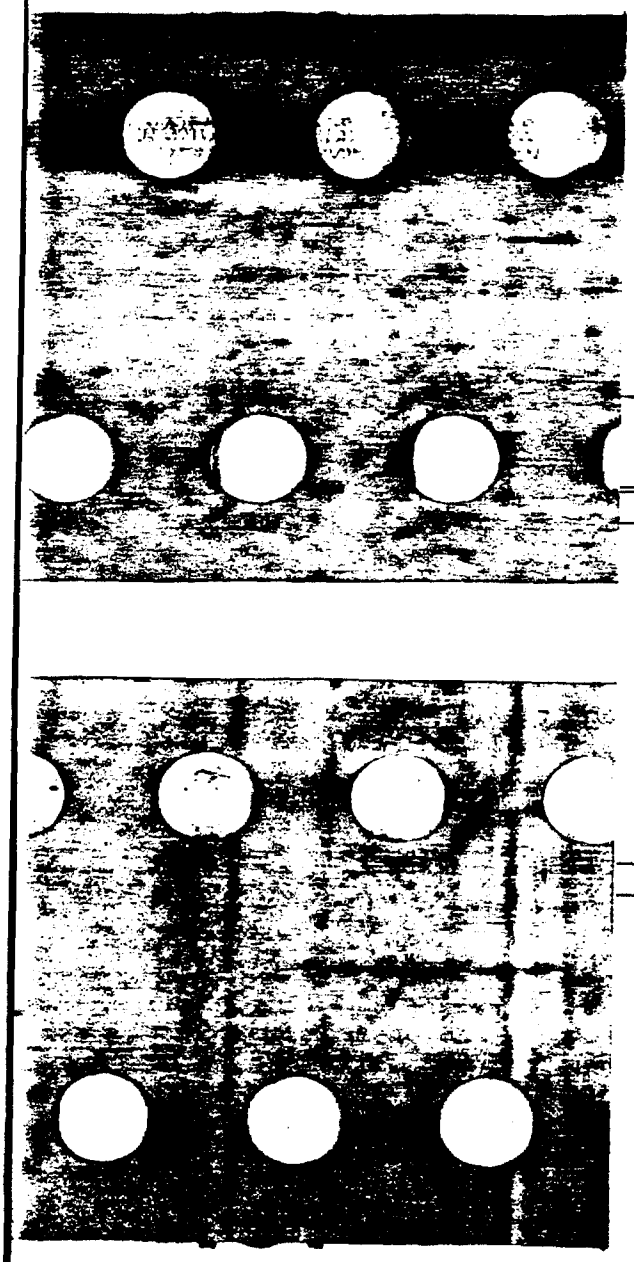
STATE OF TENNESSEE
COUNTY OF

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



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9366 PAGE 502

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	
				112500.00
			CON TX	416.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	425.25
			CHECK	425.25
06/03/94	01	08:22	0001	1439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56955
IDENTIF. ↑ REFERENCE

94 JUN -3 AM 8:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 798413