WARRANTY DEED

BOOK 9394 PAGE 983

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James W. Larkins (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 103-8-B
313 Sloan Road (ADDRESS)	P.O. Box 353 (ADDRESS)	PARCEL 313
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Louisville, Kentucky 40201-0353 (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, Alan J. Franklin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Larkins

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 313, Parklane Condominiums, Phase V, Exhibit "B" to Master Deed of record in Book 7896, Page 710, amendment to Master Deed of record in Book 7937, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Alan J. Franklin by deed from Eddy Brown, Successor Trustee of record in Book 8040, Page 832, Register's Office for said County.

This conveyance is subject to By-Laws of record in Book 7376, Page 580, Register's Office for said County.

This conveyance is subject to Master Deed of record in Book 7896, Page 710, and amended in Book 7937, Page 67, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 313 Sloan Road, Nashville, Tennessee 37209
(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 30th day of June 19 94

Alan J. Franklin
By:
Arthur Lowen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____

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

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 1994, before me personally appeared Arthur Lowen, Attorney-in-Fact, to me known to be the person who executed the foregoing instrument on behalf of Alan J. Franklin, and who acknowledged that he executed the same as the free act and deed of said Alan J. Franklin.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 1994.

David L. Kazmerowski, Notary Public

My Commission expires: January 24, 1998

PICK-UP

94 JUL -1 AM 11:14

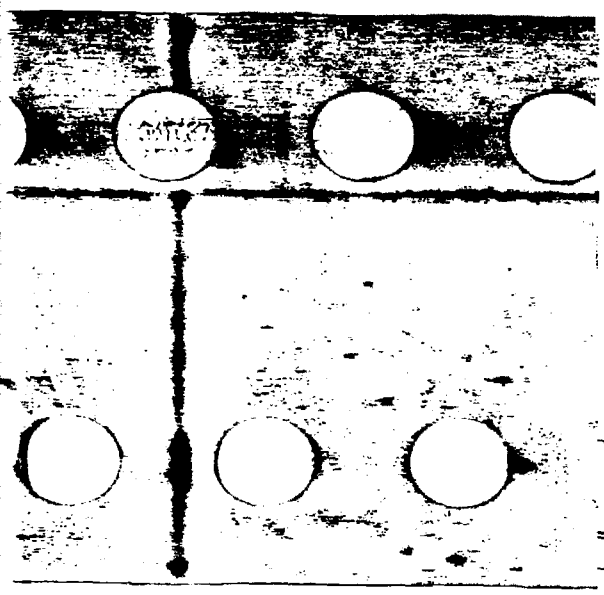
FELIX [illegible] REGISTER
DAVIDSON COUNTY TN.

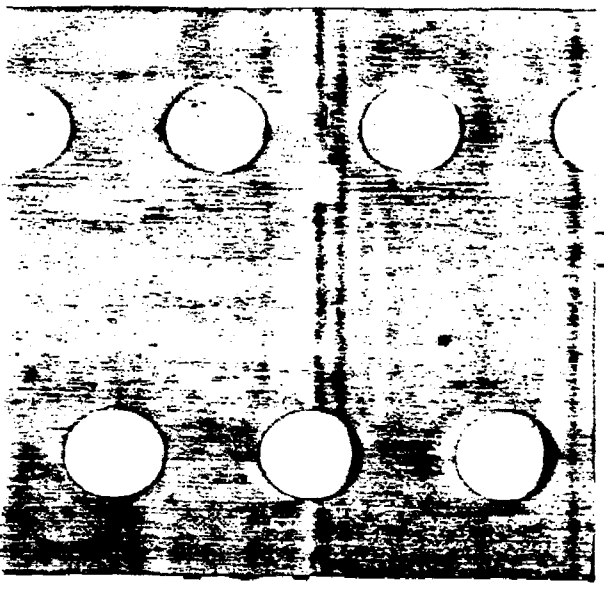
IDENTIFICATION REFERENCE

66912

2494 07/01 0101 03CHECK

237-66





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

RECEIVED OF _____

FOR _____

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CC - 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	61800.00
CON TX	228.66
PRFEE	1.00
WDEED	8.00
TOTAL	237.66
CHECK	237.66

07/01/94 01 11:14 0001 2494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66912
IDENTIF. & REFERENCE

94 JUL -1 AM 11:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 809154