47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-22-94
(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
Royce E. Fentress, Jr. (NAME)	Franklin American Mortgage Corp. (NAME)	15DZ 16980
1116 Stratford Avenue (ADDRESS)	214 Overlook Circle, Suite 150 (ADDRESS)	72-3-20
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Bruce A. Carroll and wife, Nikki L. Carroll

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royce E. Fentress, Jr. and wife, Persephone Felder-Fentress

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 the westerly 60 feet of Lot No. 232 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tenenssee.

Said part of said lot fronts 60 feet on the south side of Stratford Avenue and extends back between parallel lines, 205 feet to a dead line.

Being the same property conveyed to Bruce Carroll and wife, Nikki Carroll, by deed from William W. Nolte and wife, Molly A. Nolte, of record in Book 9463, page 34, Register's Office for Davidson County, Tennessee.

IDENTIFICATION 90246

94 SEP 13 AM 9:42
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

7736 09/13 0101 03CHECK 286.50

unimproved ( )
This is improved (X) property, known as 1116 Stratford Avenue, Nashville, TN 37216
(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 August, 19 94

Bruce A. Carroll
By: Bruce A. Carroll by: Jerry Yeager
Jerry Yeager, Attorney-in-fact

Nikki L. Carroll
By: Nikki L. Carroll by Jerry Yeager
Jerry Yeager, Attorney-in-fact

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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 Bruce A. Carroll and wife, Nikki L. Carroll

the bargainor s, 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 August 19 94.

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

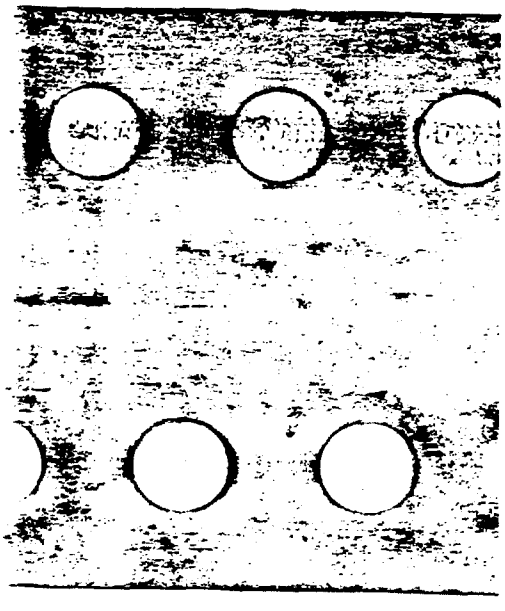
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JERRY YEAGER, to me known to be the person who executed the foregoing instrument in behalf of BRUCE A. CARROLL AND WIFE, NIKKI L. CARROLL, and who acknowledged that he executed the same as the free act and deed of the said BRUCE A. CARROLL AND WIFE, NIKKI L. CARROLL.

Witness my hand and seal at Goodlettsville, Tennessee, this the 31st day of August, 1994.

NOTARY PUBLIC

My commission expires: 11/26/96



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

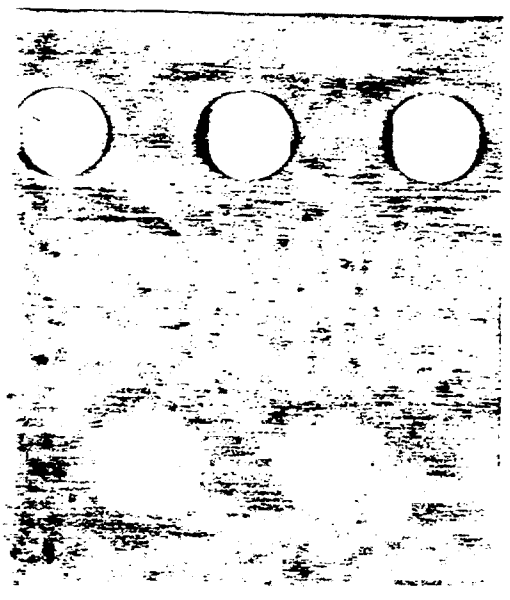
RECEIVED OF _____

FOR _____

BOOK 9463 PAGE 40

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	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
BANK	286.50
CHECK	286.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/94 01 09:41 0001 7736

90246
IDENTIF. ↑ REFERENCE

94 SEP 13 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 834078