STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUBSCRIBED AND SWORN TO BEFORE ME
THIS THE 30th DAY OF August, 1994.

Diane R. Colby
Notary Public

(AFFIX SEAL)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00.

Charles E. Rhoten
Affiant

My Commission Expires: 4/21/96

FILED FOR RECORD
SEP 13 AM 10:09
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

90292

IDENTIFICATION REFERENCE

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):
Charles E. Rhoten, etux
136 Fairway Drive
Hendersonville, TN 37075

SEND TAX BILLS TO:
SAME AS NEW OWNER

MAP & PARCEL NOS.
53-16, Pt. 43

7784 09/13 0101 03CHECK 90.40

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **MARTHA C. FRANKLIN, unmarried**, (the "Grantors") has this day bargained and sold, and does hereby transfer and convey unto the said **CHARLES E. RHOTEN and wife, CAROLE F. RHOTEN**, (the "Grantees"), their heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the City of Lakewood being a part of Parcel 43 on Tax Map 53-16, Davidson County, Tennessee, described according to a survey by Ragan-Smith-Assoc., Inc. dated August 3, 1994, as follows:

BEGINNING at an existing concrete monument on the southerly right-of-way of Riner Drive at the common corner of Parcels 43 and Parcel 151 owned by Naomi L. Eads as of record in Book 8618, page 224, Register's Office Davidson County, Tennessee; thence with the southerly right-of-way line of Riner Drive with a curve to the left (radius 1321.32 feet) southeastwardly a distance of 120.06 feet to a stake and having a chord bearing and distance of S 87 deg. 46' 35" E, 120.019 feet; thence with a line severing Parcel 43, S 1 deg. 36' 46" W, 214.04 feet to a stake in the north line of Bird King property; thence, with the north line of Bird King N 87 deg. 56' 59" W, 18.07 feet to a stake; thence, continuing with north line of Bird King N 84 deg. 51' 41" W, 110.69 feet to a stake at the common corner of Parcels 43 and 151; thence, with the common line between Parcels 43 and 151 N 3 deg. 57' 33" E, 208.55 feet to the point of beginning and containing 26,211 square feet or 0.602 acres.

Being part of the same property conveyed to Martha C. Franklin by quitclaim deed from Betty J. York, of record in Book 8610, page 190, and by quitclaim deed from Martha C. Franklin and Naomi L. Eads, of record in Book 8618, page 228, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 30 day of AUG, 1994.

Martha C. Franklin
MARTHA C. FRANKLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

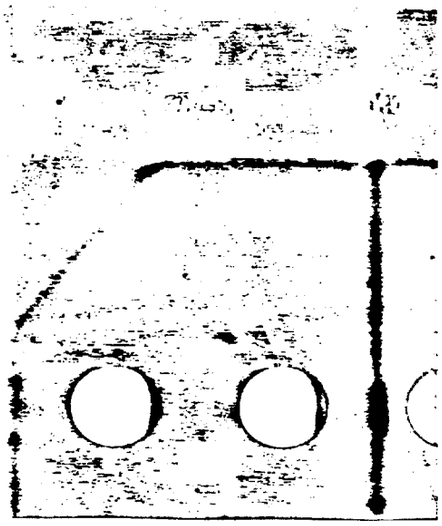
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, MARTHA C. FRANKLIN, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 30th day of August, 1994.

Vicky H. Warren
NOTARY PUBLIC

My Commission Expires: My Commission Expires JUNE 17, 1996

VICKY H. WARREN NOTARY PUBLIC AT LARGE STATE OF TE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

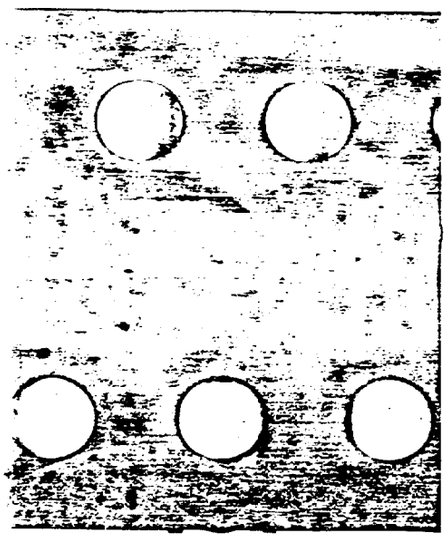
RECEIVED OF _____

FOR _____

BOOK 9463 PAGE 196

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 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 8.00
TOTAL 90.40
CHECK 90.40

09/13/94 01 10:08 0001 7784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90292
IDENTIF. & REFERENCE

94 SEP 13 AM 10:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 834125