Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 96,250.00

Affiant

Subscribed and sworn to before me, this 30th day of September 19 94

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
HARRIET J. DOUGLAS 818 Woodland Street Nashville, Tennessee 37206	FRANKLIN AMERICA MORTGAGE 214 Overlook Circle Suite 150 Brentwood, Tennessee 37027	MAP 82-16 PARCEL 86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY SIX THOUSAND TWO HUNDRED FIFTY AND NO/100---------- ($ 96,250.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, MARTIN E. HUNTER AND WIFE, SHERYL ANN HUNTER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HARRIET J. DOUGLAS AND HUSBAND, STEPHEN F. DOUGLAS 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:

BEING Lot No. 18 on the Plan of Kinnard and Bransford Addition of Nashville, Tennessee, of record in Book 57, page 156, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Martin E. Hunter and wife, Sheryl Ann Hunter, by deed from Patricia B. Summar and Angela M. Young of record in Book 7784, page 352, Register's Office for Davidson County, Tennessee.

96658
IDENTIF. & REFERENCE

94 OCT -4 AM 9:21
FELIX A. LIEBERT REGISTER
DAVIDSON COUNTY, TN.

4637 10/04 0101 03CHECK 364.94

This is improved property known as 818 Woodland Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Kinnard and Bransford Addition of Nashville, Tenn. of record in Book 57, page 156, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of September, 19 94.

Martin E. Hunter
MARTIN E. HUNTER

Sheryl Ann Hunter
SHERYL ANN HUNTER

MITCHELL A. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MARTIN E. HUNTER AND WIFE, SHERYL ANN HUNTER, 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 this 30th day of September, 19 94.

Mitchell A. Waters
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

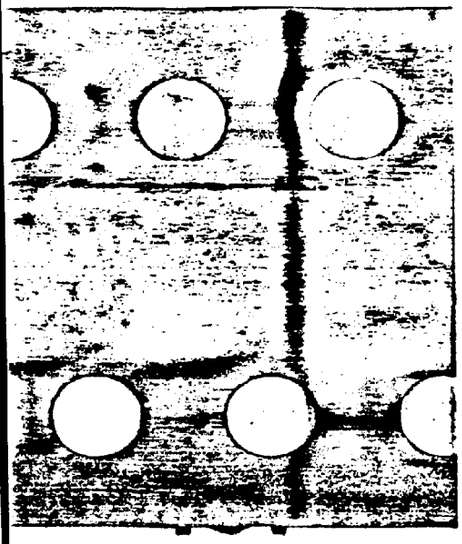
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9483 PG 358

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 96250.00
CON TX 355.94
PRFEE 1.00
WDEED 8.00
TOTAL ~~364.94~~
CHECK ~~364.94~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/94 01 09:20 0001 4637

96658
IDENTIF. # REFERENCE

94 OCT -4 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 840878