BOOK 9508 PG 705

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35881)
Dav. Co. File: Box 8

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 58500.00

Daniel E. Frantz
Affiant

Sworn and subscribed before me this 1st day of October, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Daniel E. Frantz 1010 Montrose Avenue Nashville, TN 37204	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0353	118-01-204

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **C.T. Canan, d/b/a Phoenix Management, a sole proprietorship (C.T. Canan is an unmarried person)**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel E. Frantz** ~~and wife, Trisha Frantz~~, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Montrose Place of record in Book 57, page 93, Register's Office fro Davidson County, Tennessee.

SAID Lot No. 112 fronts 50 feet on the northerly side of Montrose Avenue, formerly Bethel Street, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to C. T. Canan d/b/a Phoenix Management, a sole proprietorship by deed from Estate of Essie Able of record in Book 9292, page 377 and re-recorded in Book 9435, page 609, Register's Office for Davidson County, Tennessee

94 NOV -2 AM 10:29
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
05146

This is improved property, known as: 1010 Montrose Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 1994.

C.T. Canan

State of Tennessee
County of Davidson

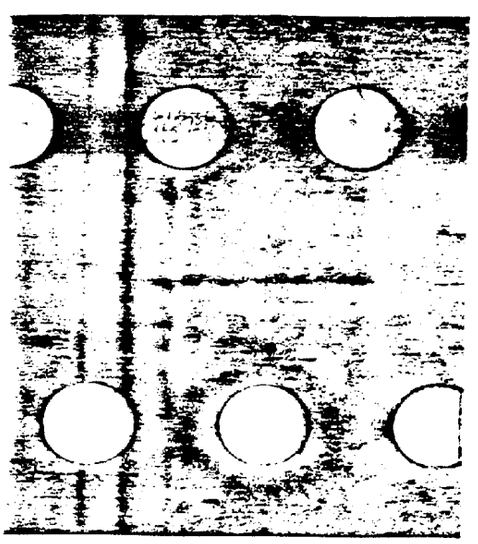
On this 31st day of October, 1994, before me the undersigned authority, personally appeared **C.T. Canan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution to be free act and deed.

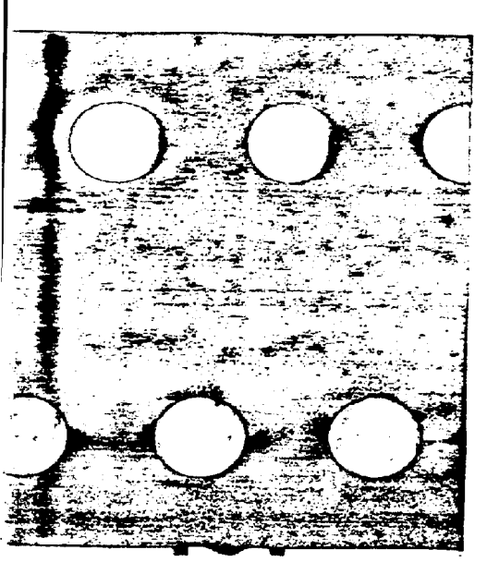
CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

3736 1145 0101 03CHECK 225.45





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

RECEIVED OF _____

FOR _____

BOOK 9508 PG 706

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	58500.00
CON TX	216.45
PRFEE	1.00
WDEED	8.00
TOTAL	225.45
CHECK	225.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/94 01 10:29 0001 3736

05146
IDENTIF. & REFERENCE

94 NOV -2 AM 10: 29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850028