STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00.

Carole F. Rhoten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 1994.

Dianne M. Cathey
Notary Public

(AFFIX SEAL)

My Commission Expires: 4/21/96

WARRANTY DEED

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

mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Charles L. Rhoten, etux 136 Fairways Drive Hendersonville, TN 37075	First Interstate Mortgage 1200 West 7th St., 2nd Floor Los Angeles, CA 90017	52-5A-228

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,

We, **JAMES L. FRANKLIN and wife, SANDRA E. FRANKLIN**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES E. RHOTEN and wife, CAROLE F. RHOTEN**, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Idlewild Subdivision, of record in Book 6250, page 563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James L. Franklin and wife, Sandra E. Franklin, by deed from Donald Petty, a single man, in Book 8526, page 89, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 1221 Idlewild Drive, Madison, Tennessee 37115

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, we covenant that we are 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 as follows:

1) 1994 State & County taxes assumed in full by the Grantees, and

2) Subject to a First Mortgage in the original principal amount of $63,630.00, payable to the order of Capitol Mortgage Corporation, of record in Book 6945, page 218, Register's Office, Davidson County, Tennessee.

We further covenant and bind ourselves, our 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 our hand(s) this the 31st day of October, 1994.

James L. Franklin
JAMES L. FRANKLIN

Sandra E. Franklin
SANDRA E. FRANKLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, James L. Franklin and wife, Sandra E. Franklin, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of October, 1994.

Deanne M. Cathey
NOTARY PUBLIC

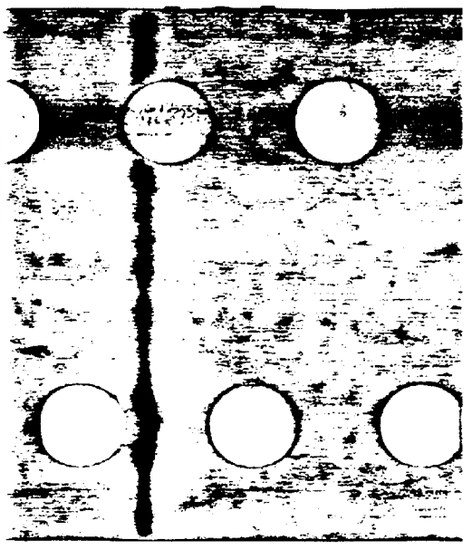
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

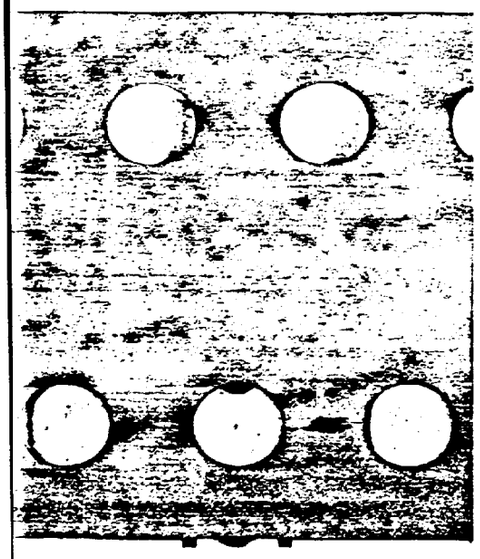
My Commission Expires: 4/21/96

05771
IDENTIF. ➔ REFERENCE

94 NOV -3 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4406 11/03 0101 03CHECK 242.10





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

RECEIVED OF _____

FOR _____

BOOK 9510 PG 965

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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK ~~242.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/94 01 11:12 0001 4406

05771
IDENTIF. ↑ REFERENCE

94 NOV -3 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850695