07014

IDENTIF. & REFERENCE

BOOK 9514 PG 721

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

94 NOV -8 AM 9:29

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF October, 1994

NOTARY PUBLIC

(AFFIX SEAL)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

James L. Franklin
Affiant

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

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
James L. Franklin, etux 112 Rifle Range Road Old Hickroy, Tn 37138	First Investment Company 4300 East Broad Street Columbus, Ohio 43213	53- Pt. 16

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

Being Lot No. 3 on the Plan of King Court, Section II, of record in Plat Book 8250, page 322, Register's Office, Davidson County, Tennessdee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Charles E. Rhoten and wife, Carole F. Rhoten, by deed from Martha C. Franklin, unmarried, of record in Book 9402, page 3, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 112 Rifle Range Road, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her 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 herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her 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.

Charles E. Rhoten
CHARLES E. RHOTEN

Carole F. Rhoten
CAROLE F. RHOTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

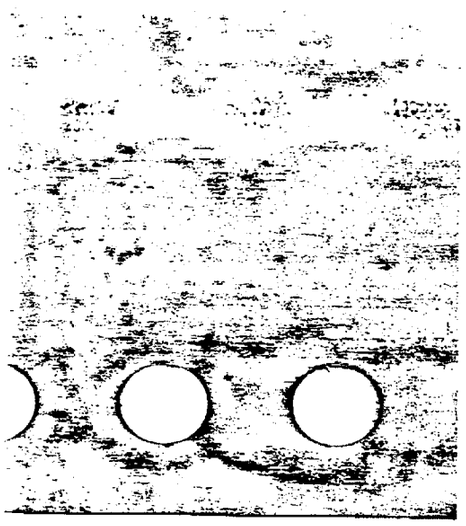
WITNESS my hand and official seal this the 31st day of October, 1994.

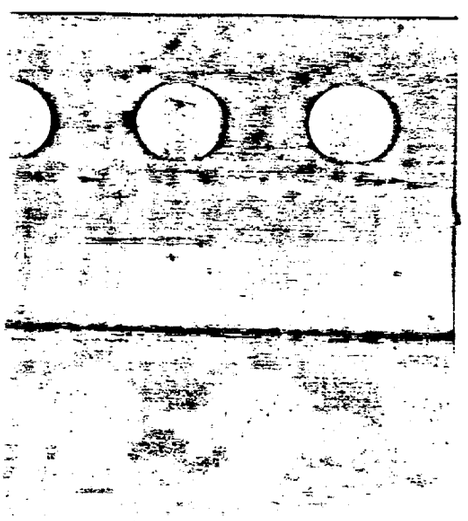
Desiree M. Cathey
NOTARY PUBLIC

DIANE CATHEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 4/21/94

5744 11/08 0101 03CHECK 295.75





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

RECEIVED OF _____

FOR _____

BOOK 9514 PG 723

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	
				CAPITAL FEE 0.00
				CON TX 286.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 295.75
				CHECK 295.75
			11/08/94	01 09:28 0001 5744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07014
IDENTIF. ↑ REFERENCE

94 NOV -8 AM 9:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852014