30

BOOK 9515 PG 912

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00

Subscribed and sworn to before me this day of November 19

JERRI A. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: My Commission Expires March 21, 1998

Judith C Grogan
Affiant

Jerri A. Young
Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18592 Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215	
ADDRESS OF NEW OWNER: Judith C. Grogan	SEND TAX BILLS TO: North American Mortgage Company
1918 Wildwood Avenue STREET ADDRESS	12977 North Forty Drive, Suite 200 STREET ADDRESS
Nashville, TN 37212 CITY STATE ZIP	St. Louis, MO 63141 CITY STATE ZIP
MAP & PARCEL NO. 117-4 126	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
John A. Perkins

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Judith C. Grogan, an unmarried woman & Ernest B. Franklin, III, an unmarried man as joint tenants with the right of survivorship HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 1 on the Plan of Belmont Terrace Annex-No. 3, of record in Plat Book 1130 at page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to John A. Perkins and wife, Frances Perkins by Deed of record in Book 4476 page 688, Register's office for said County. The said Frances Perkins now being deceased.

This conveyance is subject to taxes for the year 1995 and subsequent years, easements and restrictive covenants of record.

07452

IDENTIF. & REFERENCE

94 NOV -9 AM 10:04

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1918 Wildwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 04 day of November , 1994

John A Perkins
John A. Perkins

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Davidson

On this 04 day of November , 1994 , before me personally appeared John A. Perkins to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

JERRI A. YOUNG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 21, 1998

Jerri A. Young
Notary Public

State of Tennessee
County of

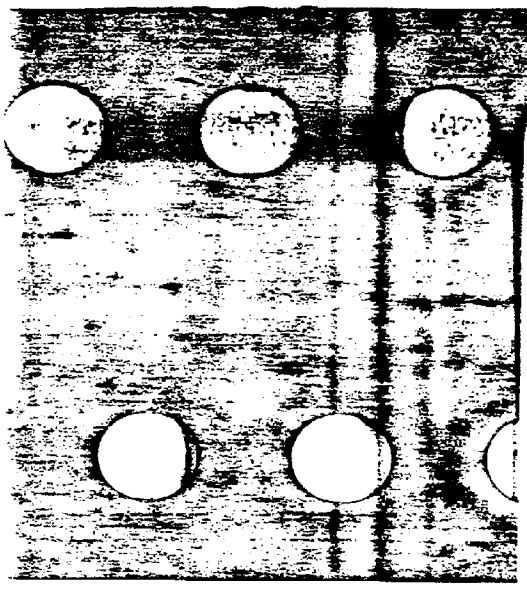
On this 04 day of November , 1994 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

2400 11/09 0101 03CHECK 334.60

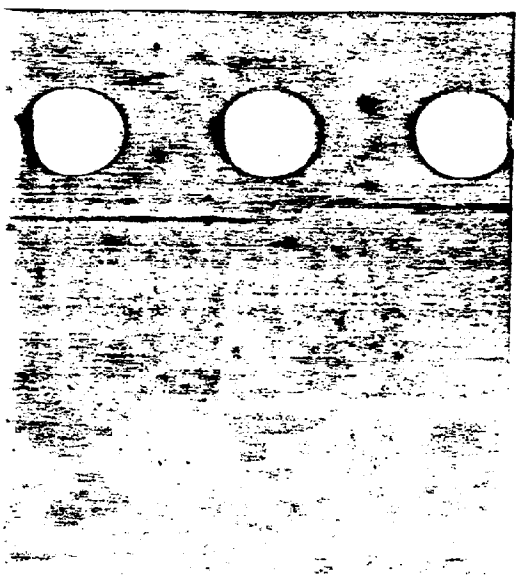


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9515 PG 914



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 88000.00
				CON TX 325.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 334.60
				CHECK 334.60
			11/09/94 01	11:02 0001 2400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07452
IDENTIF. ↑ REFERENCE

94 NOV -9 AM 10: 04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852506