FILE BOX 30

BOOK 9527 PG 688

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $ 96,500.00
Subscribed and sworn to before me, this the 15 day of November 1994

Affiant

Notary Public

My commission expires: My Commission Expires March 22, 1997

(Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #4G18633
Suite 110, 2000 Richard Jones Rd., Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Julie Ann Johnson	FRANKLIN AMERICAN MORTGAGE COMPANY
1206 Elmwood Avenue	214 Overlook Circle, Suite 150
STREET ADDRESS Nashville, TN 37212	STREET ADDRESS Brentwood, TN 37027
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 105-13 103	

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,
Luther Weathers and wife, Anah Weathers & Wayne Hilton and wife, Patricia Hilton

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Julie Ann Johnson, a single person

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 the easterly one-half Lot Number 65 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights", of record in Plat Book 421 at page 34, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by John Kohl and Co., 400 7th Avenue South, Nashville, TN 37203, License No. 100 dated November 8, 1994 as follows:

Said part of said Lot Number 65 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, along the westerly margin of an alley, 188 feet to another alley in the rear.

Being all of the property conveyed to Luther Weathers and wife, Anah Weathers & Wayne Hilton and wife, Patricia Hilton by Deed of record in Book 8150 page 364 and Quitclaim Deed of record in Book 8200, page 733, Register's office for said County.

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

6576 11/23 0101 03CHECK 366.05

THIS IS IMPROVED PROPERTY KNOWN AS 1206 Elmwood 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 our hand s this 15 day of November , 1994

Luther Weathers

Anah Weathers

Wayne Hilton

Patricia Hilton

State of Tennessee
County of Davidson

On this 15 day of November , 1994 , before me personally appeared Luther Weathers & Anah Weathers 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:

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 22, 1997

Darris Billingsley
Notary Public

State of Tennessee
County of Davidson

On this 15 day of November , 1994 , before me personally appeared Wayne Hilton & Patricia Hilton 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:

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 22, 1997

Darris Billingsley
Notary Public

WARRANTY DEED

11276
IDENTIF. & REFERENCE

94 NOV 23 AM 10:15
REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9527 PG 690

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 96500.00
CON TX 357.05
PRFEE 1.00
WDEED 8.00
TOTAL 366.05
CHECK 366.05

11/23/94 01 10:16 0001 6576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

111276
IDENTIF. & REFERENCE

94 NOV 23 AM 10:15

REGISTER
DAVIDSON COUNTY, TN.

No. 856624