BOOK 9580 PG 845

Box 53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 1995

Notary Public

MY COMMISSION EXPIRES: January 24 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES HICKS (NAME)	GMAC MORTGAGE CORPORATION (NAME)	MAP 72-13
900 McCLURKAN AVENUE (ADDRESS)	8360 OLD YORK ROAD (ADDRESS)	PARCEL
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	ELKINS PARK, PA 19117-1590 (CITY) (STATE) (ZIP)	117

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FREDDIE W. FRANKLIN AND WIFE, DEBRA M. FRANKLIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES HICKS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly parts of Lot Nos. 59 and 60 on the Map of Springdale Subdivision, of record in Book 974, page 18, Register's Office for Davidson County, Tennessee, described according to a survey prepared by J. R. Wauford and Company, Engineers, May 11, 1959, as follows:

BEGINNING at an iron pin in the southwest corner of the Intersection of Inga Street and McClurkan Avenue; thence with the southerly margin of McClurkan Avenue, South 79 degrees 02' East 73.5 feet to an iron pin; thence leaving McClurkan Avenue, South 11 degrees 40' West 106.4 feet to an iron pin in the southerly line of Lot No. 59; thence with the southerly line of Lot No. 59, North 65 degrees 48' West 96.4 feet to an iron pin in the westerly margin of Inga Street; thence along the margin of said street, North 25 degrees 15' East 87 feet to the beginning.

Being the same property conveyed to FREDDIE W. FRANKLIN AND WIFE, DEBRA M. FRANKLIN, by Deed of record in Book 6572, page 779, Register's Office for Davidson County, Tennessee.

28926

IDENTIF. & REFERENCE

95 JAN 30 AM 8:17

DAVIDSON COUNTY, TN.

This is unimproved ( ) / improved (X) property, known as 900 McCLURKAN AVENUE, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 26th day of January 19 95

Freddie W. Franklin
FREDDIE W. FRANKLIN

Debra M. Franklin
DEBRA M. FRANKLIN

BOOK 9580 PG 846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named FREDDIE W. FRANKLIN AND WIFE, DEBRA M. FRANKLIN

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 26th day of January, 19 95.

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

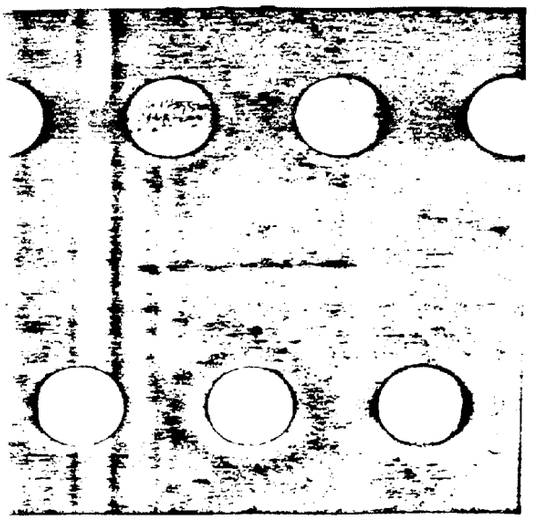
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

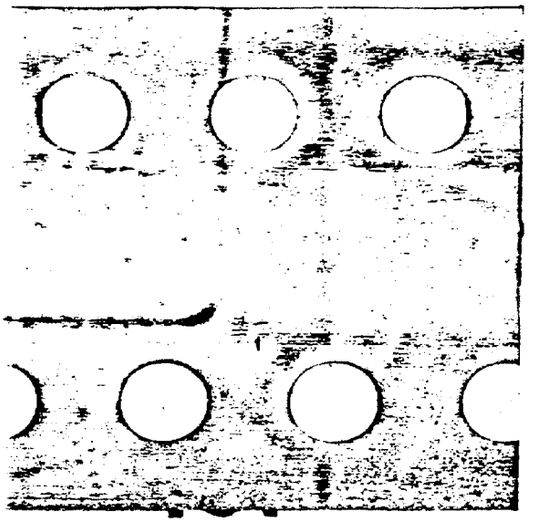
My commission expires _____

Notary Public

5072 01/30 0101 03CHECK

231.00





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

RECEIVED OF _____

FOR _____

BOOK 9580 PG 847

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00
01/30/95 01 08:19 0001 6072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28926
IDENTIF. ↑ REFERENCE

95 JAN 30 AM 8:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 875845