BOOK 9585 PG 923

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: 7-21-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffery J. Franks (NAME) | Same (NAME) | MAP 102-11 |
| 724 Benton Avenue (ADDRESS) | (ADDRESS) | PARCEL 14 |
| Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, Thomas D. Jarrell and wife, Sarah F. Bruner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery J. Franks and Pamela Auble, As Joint Tenants with Right of Survivorship

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 Lot No. 376 on the Preliminary Plan of Brook Meade, prepared by W. W. Turner, Co., Engineers, dated November 4, 1953, and described as follows:

Beginning at an iron pin in the southerly margin of Old Charlotte Pike, 47.8 feet south of the centerline of New Charlotte Pike in the west line of M. F. Lowrey's property shown on the survey; thence along Lowrey's line, South 26 degrees 30 minutes East, and along a fence 360 feet to an iron pin; thence South 35 degrees 12 minutes West, 120.00 feet to an iron pin; thence North 42 degrees 15 minutes West, 370.00 feet to an iron pin in a fence line in the southerly margin of Old Charlotte Pike; thence along the fence row with the margin of said pike, North 47 degrees 01 minute East, 215.00 feet to the beginning.

BEING the same property conveyed to Thomas D. Jarrell and wife, Sarah F. Bruner by deed from Joyce Miles of record in Book 9082, page 987, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( X )
This is improved ( ) property, known as 6817 Charlotte Pike, Nashville, TN 37209
(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 1st day of February 19 95

Thomas D. Jarrell

Thomas D. Jarrell

Sarah F. Bruner

Sarah F. Bruner

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 Thomas D. Jarrell and wife, Sarah F. Bruner

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 Nashville, Tennessee, this 1st day of February, 1995

Commission expires _____

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

30549

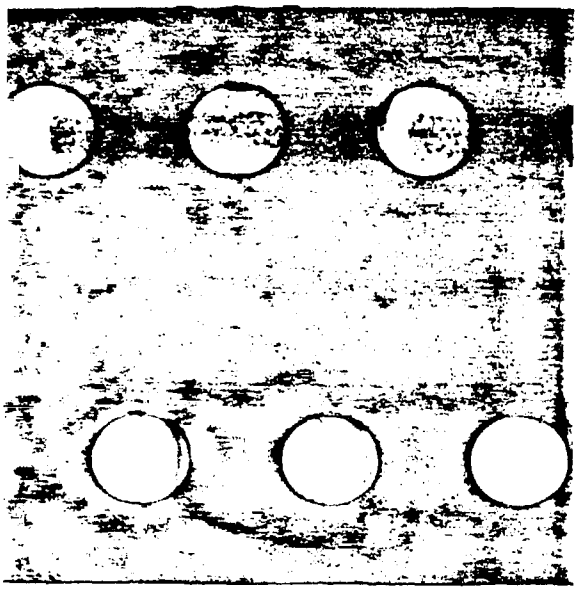
IDENTIF. & REFERENCE

95 FEB -2 AM 9:09

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7811 02/02 0101 03CHECK

194.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

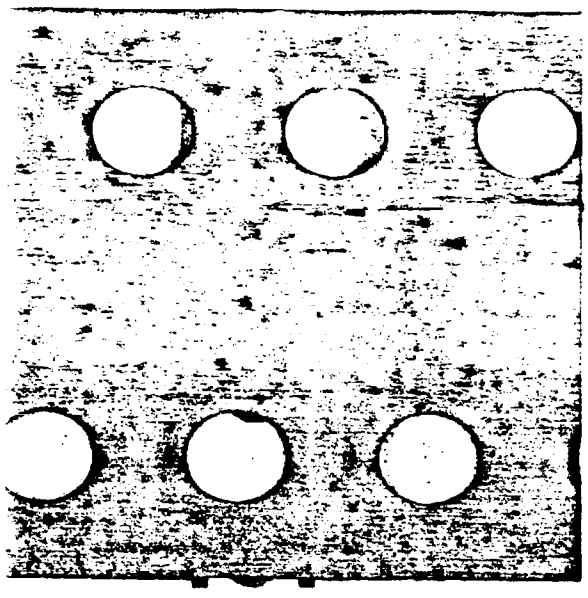
**RECEIVED OF** _____

**FOR** _____

BOOK 9585 PG 925

| | | |
|---|---|---|
| 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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

02/02/95 01 09:10 0001 7811

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

30549

IDENTIF. & REFERENCE

95 FEB -2 AM 9:19

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.
REGISTER

**No.** 877566