SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9586 PG 431

ADDRESS NEW OWNER:
Larry Franklin
252 Wilowen Drive
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Great Western Mortgage Corporation
9451 Corbin Avenue
Northridge, California 91324

MAP AND PARCEL:
MAP 95-5
GROUP
PARCEL 52

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Winford Douglas Tenpenny and wife, Virginia F. Tenpenny, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry Franklin, an unmarried person, hereinafter called the Grantee, his 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. 9 on the Plan of Creekside Heights, of record in Book 2663, pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Winford Douglas Tenpenny and wife, Virginia F. Tenpenny by deed from Russell D. Kirby and wife, Lillie H. Kirby, as of record in Book 3701, page 271, Register's Office for Davidson County, Tennessee.

This is improved property known as 252 Wilowen Drive, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. Subject to 1995 property taxes which are not yet due and payable.
3. Restrictive covenants of record in Book 2876, page 599, as amended in Book 2879, page 441, said Register's Office.
4. Utility easement contained instrument of record in Book 2906, page 385, said Register's Office.
5. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6342, page 551, said Register's Office.
6. All matters as shown on the plan of record in Book 2663, page 114 and 115, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said Larry Franklin, an unmarried person, his heirs and assigns, forever; and we, Winford Douglas Tenpenny and wife, Virginia F. Tenpenny, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this the 27th day of January, 1995.

Winford Douglas Tenpenny

Virginia F. Tenpenny

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Winford Douglas Tenpenny and wife, Virginia F. Tenpenny, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of January, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 87,500.00.

AFFIANT

Subscribed and sworn to before me this 27th day of January, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

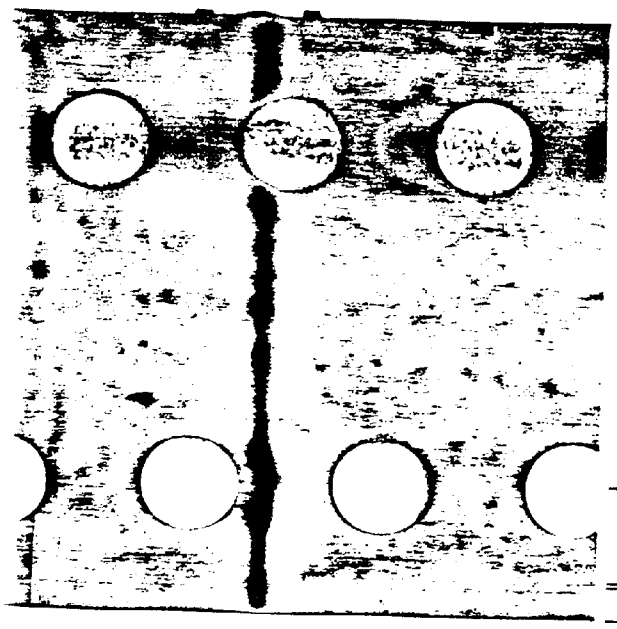
95 FEB -2 AM 11:24

DAVIDSON COUNTY, TN.

95/02/02 0101 03CHECK 332.75

30698

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

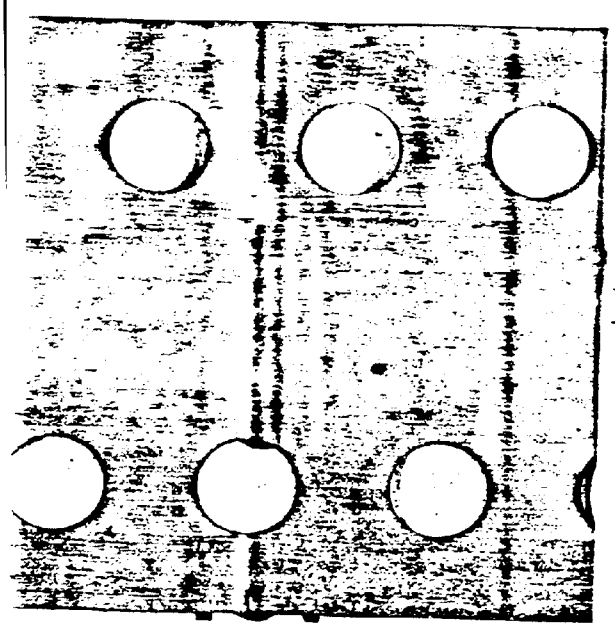
RECEIVED OF _____

FOR _____

BOOK 9586 PG 433

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 87500.00
CON TX 323.75
PRFEE 1.00
MDEED 8.00
TOTAL 332.75
CHECK 332.75

02/02/95 01 11:25 0001 7979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30698
IDENTIF. & REFERENCE

95 FEB -2 AM 11: 2
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 877734