BOOK 4PG489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 19 95

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES October 1998

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: MICHAEL BRETT FRANKLIN,	MORTGAGEE: SEND TAX BILLS TO UNMARRIED NEW OWNER	4D 45630
(NAME) 1204 RIVERSIDE DRIVE	(NAME)	53-3-77
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN 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,

EUNICE A. JENKINS AND WIFE, OLENE W. JENKINS

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

MICHAEL BRETT FRANKLIN, UNMARRIED

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:

SEE EXHIBIT A "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

BEING THE SAME PROPERTY CONVEYED TO EUNICE A. JENKINS AND WIFE, OLENE W. JENKINS BY DEED OF RECORD IN BOOK 2095, PAGE 347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF EUNICE A. JENKINS & OLENE W. JENKINS BEING RECORDED SIMULTANEOUSLY HEREWITH.

THE AFFIDAVIT OF ATTORNEY-IN-FACT IS ATTACHED HERETO AND MADE A PART HEREOF.

54789
IDENTIF. ← REFERENCE

95 APR 26 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved X property, known as 1204 RIVERSIDE DRIVE , OLD HICKORY , TN , 37138 unimproved
(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 24th day of April , 19 95

Eunice A. Jenkins by Alton R. Jenkins His Attorney in Fact
EUNICE A. JENKINS,
By Alton R. Jenkins, His Attorney In Fact

Olene W Jenkins by Alton R. Jenkins Her Attorney in Fact
OLENE W. JENKINS,
By Alton R. Jenkins, Her Attorney In Fact

STATE OF TENNESSEE
County of

Personally appeared before me,

BOOK 9654 PG 490

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of , 19

Commission expires

Notary Public

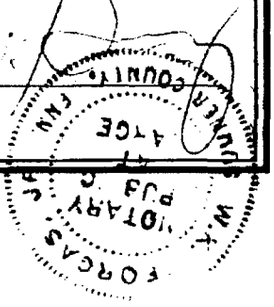
STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, ALTON R. JENKINS in his capacity as Attorney In Fact for and on on behalf of his parents, Eunice A. Jenkins and wife, Olene W. Jenkins with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ATTORNEY IN FACT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of April 19 95

Commission expires
10/07/98

W. K. GEORGAS, JR. Notary Public



WARRANTY DEED

FROM

EUNICE A. JENKINS AND WIFE,

TO

OLENE W. JENKINS

MICHAEL BRETT FRANKLIN, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

EXHIBIT A, LEGAL DESCRIPTION
TO THE WARRANTY DEED
GRANTOR(S): EUNICE A. JENKINS AND WIFE, OLENE W. JENKINS
GRANTEE(S): MICHAEL BRETT FRANKLIN, UNMARRIED

BOOK 9654 PG 491

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 OF SECTION "B" ON THE PLAN OF E. I. du Pont De Nemours and Company's Subdivision, AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF RIVERSIDE ROAD, AT THE CORNER OF LOTS NOS. 16 AND 17; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTWARDLY 114.1 FEET TO THE EASTERLY MARGIN OF OVERTON STREET; THENCE WITH THE EASTERLY MARGIN OF SAID STREET, SOUTHWARDLY 98.4 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, WITH A RADIUS OF 10 FEET TO THE NORTHERLY MARGIN OF 13TH STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET, EASTWARDLY 94.7 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, WITH A RADIUS OF 10 FEET, TO THE WESTERLY MARGIN OF RIVERSIDE ROAD; THENCE WITH THE WESTERLY MARGIN OF SAID ROAD, NORTHWARDLY 97.7 FEET TO THE BEGINNING.

EASEMENT FOR CERTAIN RIGHT-OF-WAYS AS SET OUT IN DEED FROM NASHVILLE INDUSTRIAL CORPORATION TO DU PONT FIBER SILK COMPANY, OF RECORD IN BOOK 626, PAGE 556, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR RIGHT-OF-WAYS FOR TELEPHONE LINES GRANTED CUMBERLAND TELEPHONE AND TELEGRAPH COMPANY BY DEED FROM NASHVILLE INDUSTRIAL CORPORATION, OF RECORD IN BOOK 662, PAGE 743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENT FOR PUBLIC UTILITY PURPOSES AS SHOWN ON PLAN IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SPECIAL EASEMENT 15 FEET WIDE FOR ELECTRIC AND/OR TELEPHONE CABLES AND ETC.

Eunice A. Jenkins
By Alton R. Jenkins, His Attorney in Fact
EUNICE A. JENKINS
By Alton R. Jenkins, His Attorney In Fact

Olene W Jenkins
By Alton R Jenkins, Her Attorney in Fact
OLENE W. JENKINS
By Alton R. Jenkins, Her Attorney In Fact

AFFIDAVIT
OF
ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY
OF
EUNICE A. JENKINS AND WIFE, OLENE W. JENKINS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a Certified True Copy of this Affidavit, is attached by exhibit thereto was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by the said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death, disability or incapacity.

FURTHER THE AFFIANT SAITH NOT:

WITNESS my hand on this the 24th day of April, 1995 at MADISON, Tennessee.

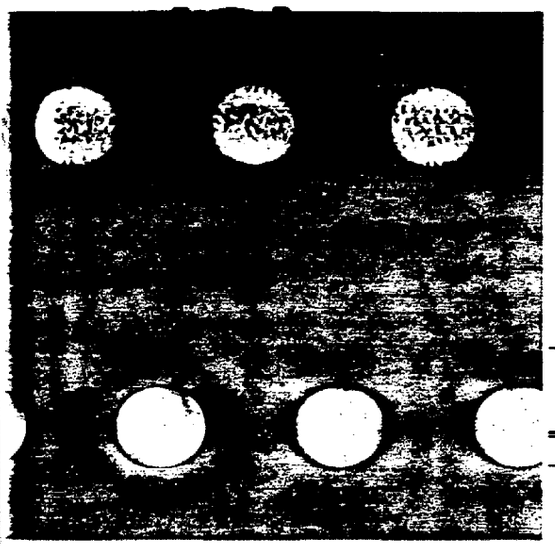
Alton R. Jenkins
ALTON R. JENKINS

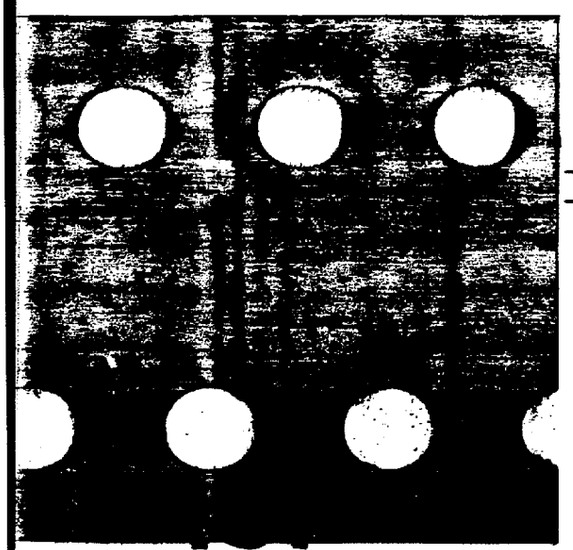
Subscribed and sworn to before me, this 24th day of April, 1995.

W. K. GEORGAS, JR., NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-07-98

4427 04/26 0101 03CHECK 381.45





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

RECEIVED OF _____

FOR _____

BOOK 9654 PG 493

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 98500.00
CON TX 364.45
PRFEE 1.00
WDEED 16.00
TOTAL 381.45
CHECK 381.45

04/26/95 01 08:31 0001 4427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54789
IDENTIF. ↑ REFERENCE

95 APR 26 AM 8:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 903874