BOOK 9658 PG 611

WARRANTY DEED

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF ABSTRACT OR T I T L E EXAMINATION

THIS INSTRUMENT PREPARED BY:
A. STEPHEN McDANIEL, ATTORNEY
5521 MURRAY AVENUE
MEMPHIS, TN 38119

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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **RICHARD FRANKLIN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED, SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH FRANKLIN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

Lots No. 3 & 4 on the Plan of Resubdivision of Lots No. 3 & 4, Murfreesboro Road Industrial Subdivision, Section One, as shown on plat of record in Plat Book 8520, Page 15 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to the parties hereto by warranty deed of record in Book 8510, Page 937 of the records of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 8250, Page 15, and easements of record in Book 1066, Page 395, of the records of said Register's Office.

The property is unencumbered except for current real estate taxes and subsequent years.

Tax Parcel Identification Number: 106-12-6

The Grantor states that the purpose of this deed is to transfer his entire right, title and interest in and to said real property to DEBORAH FRANKLIN, his wife, for estate planning purposes. No actual monetary consideration is given and this transfer is exempt from transfer tax under T.C.A. Section 67-4-409(a)(3)(A).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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 my hand this 10 day of April, ~~1994~~.

Richard Franklin
RICHARD FRANKLIN

95 MAY -1 AM 10:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

59-05/01 0101 03CHECK 8-00

IDENTIF. & REFERENCE

56178

BOOK 9658 PG 612

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RICHARD FRANKLIN, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and notarial seal at office this 16 day of April, 19 96.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

2-13-97

SHELBY COUNTY TENN
NOTARY PUBLIC
AT LARGE
BEVERLY A. CLEMENTS

Property known as:

312 Wilhagen Road
Nashville, TN 37210

Mail Tax Notice to:

Richard Franklin
c/o Franklin Electrofluid
3844 Watman
Memphis, TN 38118

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $-0-.

EXEMPT
Affiant

Subscribed and sworn to before me this _____ day of _____, 19_____.

Notary Public

My Commission Expires:

_____