File Box 36
#13437-A

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 9676 PG 851

WARRANTY DEED

Name and Address of New Owner:
Timothy B. Saum,
724 Benton Avenue
Nashville, TN 37204

Send Tax Bills To:
Timothy B. Saum
724 Benton Avenue
Nashville, TN 37204

Street Address of Subject Property:

(Unimproved)

Map-Parcel No:
105-10-285

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY J. FRANKS AND WIFE, PAMELA M. AUBLE,"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY B. SAUM, hereinafter called "GRANTEE"**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

2. Restrictive covenants of record in Book 4220, page 723, Book 4381, page 854 and in Book 4890, page 54, Register's Office for Davidson County, Tennessee.

3. All matters shown on the recorded plans referred to herein.

2. 1995 taxes, which have been prorated and assumed by Grantee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 hands this 18th day of May, 1995.

Jeffery J. Franks

Pamela M. Auble

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jeffery J. Franks and wife, Pamela M. Auble the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of May, 1995.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $7,500.00.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 1995.

NOTARY PUBLIC
My commission expires:_____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

EXHIBIT "A"

TRACT 1: A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

Being parts of Lots Nos. 12, 13 and 14 on the Plan of Mrs. H.B. Ridley's Re-Subdivision of Block 8 and 9 on the Plan of Waverly, as of record in Book 421, page 1, Register's Office, described according to a disposition survey of Barge, Waggoner, Sumner & Cannon, dated Arpil 4, 1972, as revised September 13, 1972, as follows:

Beginning at an iron pin on the southwesterly margin of the right of way of Interstate 65, said iron pin also being located on the southerly margin of Court Avenue, to be closed; thence South 38 deg. 58' East, 246.2 feet along the right of way of Interstate 65 to an iron pin; thence leaving said right of way, North 82 deg. 56' West, 181 feet to a 20" elm; thence North 8 deg. 17' East, 171 feet to the point of beginning.

Being the same property conveyed to Jeffery J. Franks and wife, Pamela M. Auble by Warranty Deed from David C. Rutherford, Executor of the Estate of Dewey Vance, deceased of record in Book 7015, page 632, Register's Office for Davidson County, Tennessee.

TRACT 2: A certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

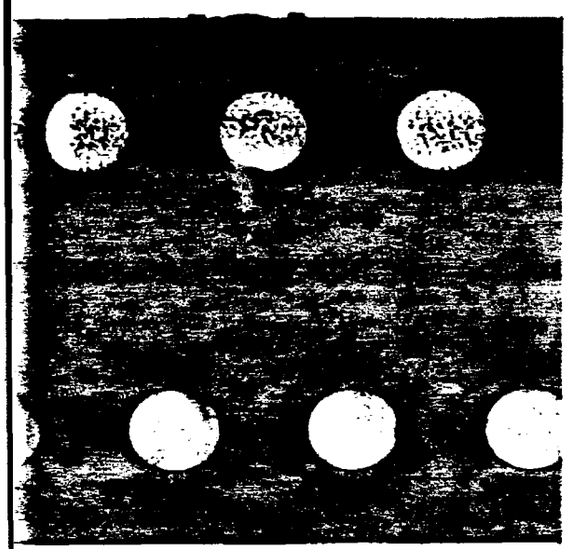
Being part of Lots 1 and 2, on the Map of Cleveland's Addition to Waverly Place, as of record in Book 332, page 50, and part of Lot 11, C.L. Ridley's Subdivision of Blocks 8 and 9, on the map of the Waverly Place, as of record in Book 57, page 167, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner Engineers, Inc., dated February 25, 1969, as follows:

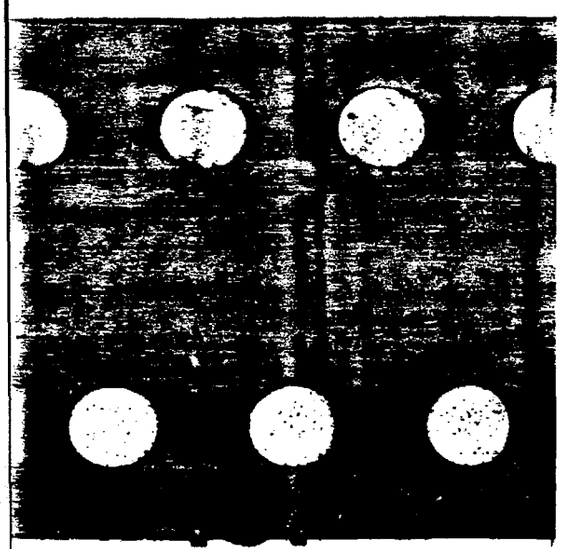
Beginning at an iron pin in the northerly margin of Benton Avenue, at its intersection with the southwesterly right of way of proposed Interstate I-65; thence along Benton Avenue, North 82 deg. 47' West 123.20 feet to an iron pin; thence leaving said Avenue North 8 deg. 15' East 163.50 feet to an iron pin; thence South 82 deg. 47' East 2 feet to an iron pin; thence North 8 deg. 15' East 1.50 feet to an iron pin in the southerly margin of a 12-foot alley; thence with margin of said alley, South 82 deg. 47' East 6.50 feet to an iron pin in the southwesterly right of way of Interstate I-65; thence with the same, South 26 deg. 55' East 199.31 feet to the point of beginning.

Being the same property conveyed to Jeffery J. Franks and wife, Pamela M. Auble by Warranty Deed from David C. Rutherfod, Executor of the Estate of Dewey Vance, deceased of record in Book 7015, page 632, Register's Office for Davidson County, Tennessee.

Included in the above, but specifically excluded is the part of Lots 13 & 14 sold in Deed of record in Book 7025 page 258, said Register's Office.

0062445
IDENTIF. + REFERENCE
95 MAY 19 PM 2:32
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
2876 05/19 0101 03CHECK
40





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

RECEIVED OF _____

FOR _____

BOOK 9676 PG 854

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 7500.00
CON TX 27.75
PRFEE 1.00
WDEED 12.00
TOTAL 40.75
CHECK 40.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/95 01 14:34 0001 2876

0062445
IDENTIF. ↑ REFERENCE

95 MAY 19 PM 2:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912225