BOOK 9678PG177

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Reg. #3482
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

File Box 36
#13437

WARRANTY DEED

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

Send Tax Bills To:
First American National Bank
P. O. Box 305048
Nashville, TN 37230-5048
Loan # 0317950601501

Street Address of Subject Property:	**Map-Parcel No:**
724 Benton Avenue **Nashville, TN 37204**	**105-10-286.00**

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, **Jeffery J. Franks and wife, Pamela M. Auble,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Timothy B. Saum, a single person** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 and the westerly 45 feet of Lot No. 11 on the Map of C. L. Ridley's Re-Subdivision of Blocks Nos. 8 and 9 in the Old Waverly Plan of record in Book 57, Page 167, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jeffery J. Franks and wife, Pamela M. Auble by Warranty Deed from Herbert E. Woodard, Jr., of record in Book 6390, Page 215, Register's Office for Davidson County, Tennessee.

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

All matters shown on the recorded plat referred to above and all zoning regulations, setback lines, if any, easements and rights of way for public utilities to the lot in question.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

95 MAY 22 PM 3:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0062933
IDENTIF. & REFERENCE

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 said State and County, personally appeared Jeffery J. Franks and wife, Pamela M. Auble, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, the within named bargainors, executed the foregoing instrument for the purpose therein contained.

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

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC AT LARGE
Douglas A. [illegible]
My Commission Expires
January 24, 1[illegible]
STATE OF TENNESSEE

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 218,250.00.

Timothy B. Burn
Affiant

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

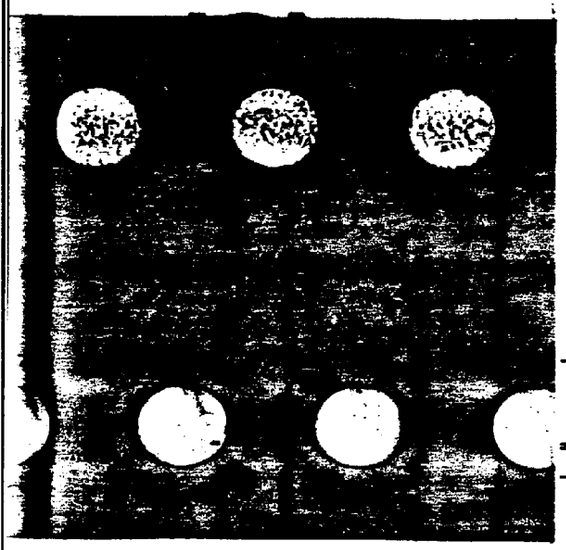
NOTARY PUBLIC

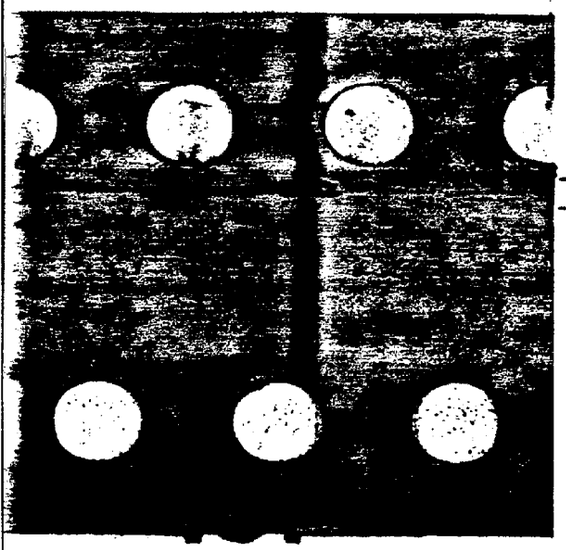
My commission expires:_____

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

\dab\War2.ded

3444 05/22 0101 03CHECK 820.3





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

RECEIVED OF _____

FOR _____

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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 218250.00
CON TX 807.34
PRFEE 1.00
WDEED 12.00
TOTAL 820.34
CHECK 820.34

05/22/95 01 15:35 0001 3444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062933
IDENTIF. ↑ REFERENCE

95 MAY 22 PM 3:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912790