BOOK 9726 PG 287 Bx 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 1/20/96
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane M. Prater (NAME)	Franklin American Mortgage Corp. (NAME)	104-14-0-D
2716 Linmar Avenue (ADDRESS)	214 Overlook Circle, Suite 150 (ADDRESS)	7DA-92754
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, S.J. Investments, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane M. Prater, 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:

A Certain Condominium apartment in Davidson County, Tennesse, BEING Unit No. 5 on the Plan of Linmar Place II Condominiums, of record in Book 7599, page 408, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof, as shown as an exhibit to the Master Deed of record in Book 7599, page 347, said Register's Office.

Being the same property conveyed to S.J. Investments, Inc., by deed from SCW Construction Company, a Tennessee corporation, of record in Book 7648, Page 522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 3500, page 137 and of record in Book 7599, page 408 and shown as a part of Master Deed of record in book 7599, page 347; restrictions of record in Book 3873, page 966; By-Laws of record in Book 7599, page 385; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2716 Linmar Avenue, Nashville, TN 37215
(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 my hand this 30th day of June 19 95

S.J. Investments, Inc.
By: President

BOOK 9726 PG 288

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **S. L. Johnson, III** and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the **President** and _____ respectively of the S.J. Investments, Inc. the within named bargainor, and corporation, and that he as such **President** and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **S. L. Johnson, III** as such **President** and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 30th day of June 1995.

JACQUE I. FREEZE
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires March 27, 1999

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

S.J. Investments, Inc.

TO

Jane M. Prater

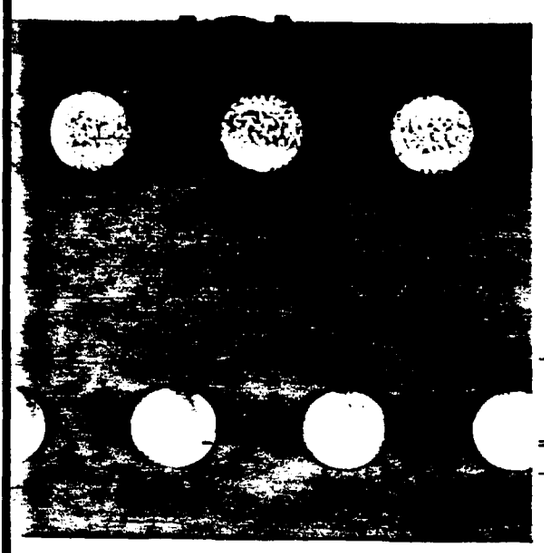
RETURN TO:

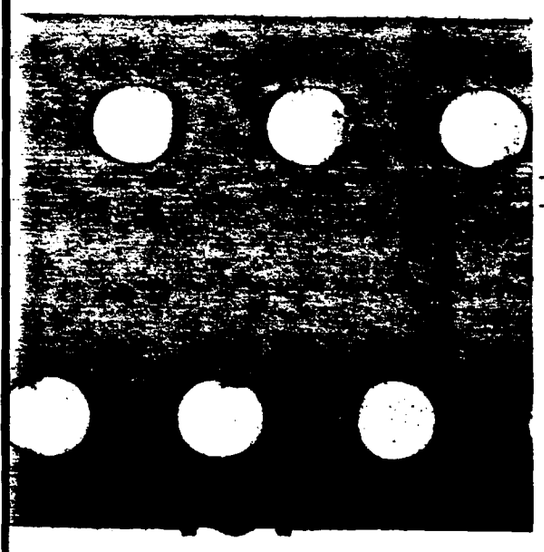
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIFICATION REFERENCE
0077523

95 JUL 10 AM 10:45
ELLA [illegible] REGISTER
DAVIDSON COUNTY, TN.

2387 07/10 1101 03CHECK
302.78





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

RECEIVED OF _____

FOR _____

BOOK 9726 PG 289

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 79400.00
CON TX 293.78
PRFEE 1.00
WDEED 8.00
TOTAL 302.78
CHECK 302.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/10/95 02 10:48 0001 9387

0077523
IDENTIF. & REFERENCE

95 JUL 10 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928520