52

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BK 9735 PG 249
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: 11/9/95
(AFFIX SEAL)

KAREN L. TRUST NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Construction Company (NAME)	Franklin National Bank (NAME)	155-8C-54CO
7004 Collinswood Drive (ADDRESS)	230 Public Square (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37064 (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, Lee Chira, Trustee, with full power to sell, transfer, assign, convey and encumber without the joinder of any beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tennessee Construction Company, Inc.

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:

Land in Davidson County, Tennessee, being Lot No. 54 on the plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339-347, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lee Chira, Trustee with full power to sell, transfer, assign and convey and encumber without the joinder of any beneficiary, by quitclaim deed from Nashville Properties Partnership, a Florida general partnership, of record in Book 8391, page 159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Linda J. Knudsen executes this instrument by virtue of power of attorney granted her by Lee Chira, Trustee which is of record in Book 8436, Page 860 in the aforesaid Register's Office.

00804407

IDENTIFICATION REFERENCE

95 JUL 20 AM 8:49
FELIX ... REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as 7004 Collinswood Drive, Nashville, Tennessee 37221
(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 17th day of July 19 95

Lee Chira by Linda J. Knudsen Attorney-in-Fact
Lee Chira, Trustee

STATE OF TENNESSEE
COUNTY OF

BOOK 9735 PG 250

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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA J. KNUDSEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEE CHIRA, TRUSTEE, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said LEE CHIRA, TRUSTEE. WITNESS my hand and official seal at Brentwood, Tennessee, July 17, 1995.

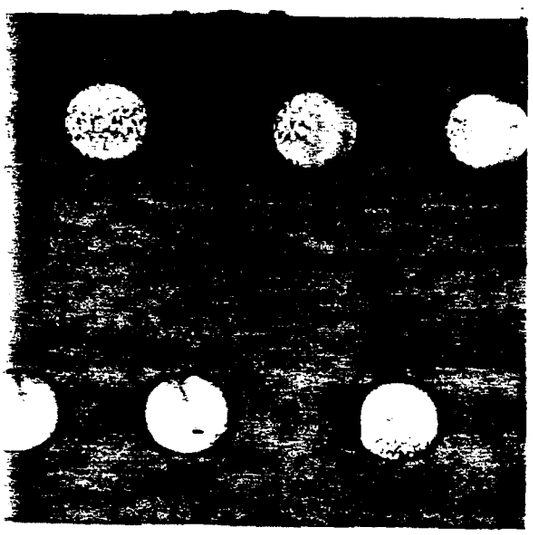
LAUREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

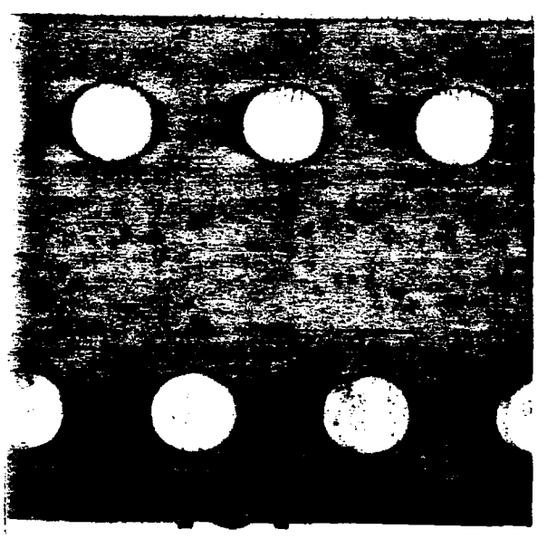
Notary Public

My Commission Expires: 11/7/98

1995 JUL 20 12:01 03CHECK

92-





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9735 PG 251

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 22500.00
CON TX 83.25
PRFEE 1.00
MDEED 8.00
TOTAL 92.25
CHECK 92.25

07/20/95 01 08:48 0001 2623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00804O7
IDENTIF. # REFERENCE

95 JUL 20 AM 8:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 931714