9767

Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 2/22/97
(AFFIX SEAL)

BOOK 9767 PAGE 823

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Wheeler (NAME)	Franklin American Mortgage (NAME)	MAP 53-6
106 Ryburn Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 3
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	4D47510

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, Leon W. Lynch, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven D. Wheeler and wife, Karolyn E. Wheeler

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. 37 on the Plan of Fairway View Subdivision, of record in Book 2900, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 37 fronts 80.0 feet on the northwesterly side of Ryburn Drive and runs back between lines, 146.6 feet on the southwesterly line and 172.4 feet on the northeasterly line to a rear line on which it measures 70 feet.

Included in the above description but expressly excluded from this conveyance is the following described tract:

Beginning at a point in the northwesterly margin of Ryburn Drive said point being the corner to and in the property line of Lot No. 36; thence extending back with the line of Lot No. 36, 146.6 feet to a point in the rear line of Lot 36 and 37, said point being the adjoining rear corner of Lots 36 and 37; thence following the rear line of Lot 37, 6 feet 10 inches to a stake in said line; thence with a straight and direct line running in a northeasterly direction to the point of beginning.

Being the same property conveyed to Floy Mai Robinson and William W. Green, Jr. by deed from Leon W. Lynch and wife, Dorris N. Lynch of record in Book 6409, page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leon W. Lynch and wife, Dorris N. Lynch by deed from Brenda C. Reynolds of record in Book 4975, page 840, Register's Office for Davidson County, TN. The said Dorris N. Lynch having since died and the property vested in Leon W. Lynch by estate by the entireties.

CONTINUED

unimproved ( )
This is improved (X) property, known as 106 Ryburn Drive, Old Hickory, TN 37138
(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 16th day of August, 19 95

Leon W. Lynch
Leon W. Lynch
by Robert Lynch by Power of Attorney
Robert L. Lynch
recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

BOOK 9767 PG 824

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_____.

4456 08/21 0101 03CHECK 290.20

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 16, 1995, before me personally appeared Robert Lynch to me known to be the person who executed the foregoing instrument in behalf of Leon W. Lynch and acknowledged that he executed same as the free act and deed of said Leon W. Lynch for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1995.

My Commission Expires:

11/22/97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

Legal Description Continuation

Leon W. Lynch and L. W. Lynch are one and the same person.

Subject to restrictions of record in Book 2965, page 41 and Book 3402 page 253, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantees herein.

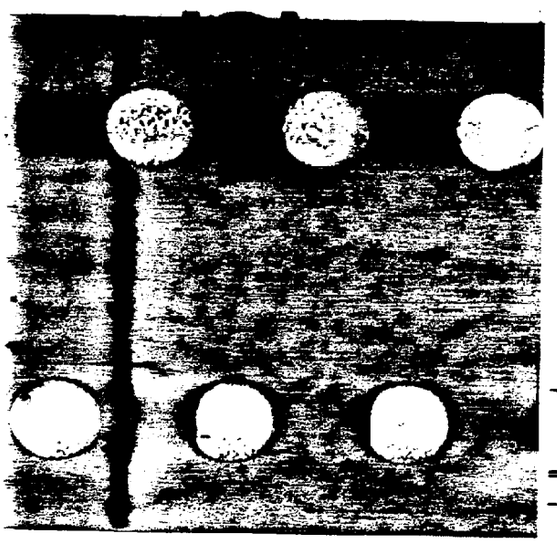
The legal description is the same as the previous deed of record.

95 AUG 21 AM 10:14

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00091342



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

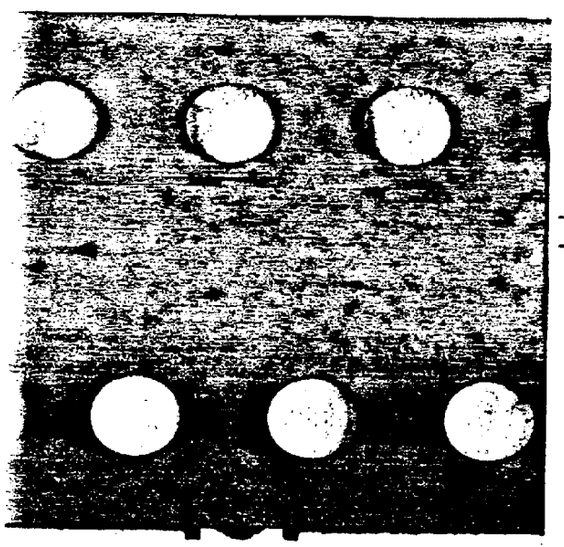
RECEIVED OF _____

FOR _____

BOOK 9767 PG 825

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	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
TOTAL	290.20
CHECK	290.20

08/21/95 01 10:17 0001 4456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091342
IDENTIF. ↑ REFERENCE

95 AUG 21 AM 10: 14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943416