BOOK 9795 PG 964

BOX #19B

G#95-9-19

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Billy G. Blankenship
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September 19 95

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
BILLY G. BLANKENSHIP (NAME)	FRANKLIN AMERICAN MORTGAGE COMPANY (NAME)	MAP 162-01-0-C
489 Hickory Glade Drive (ADDRESS)	214 Overlook Court, #150 (ADDRESS)	PARCEL 094co
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB #05DU-77489

FOR AND IN 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~~ I, DIANE L. HOLDEN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY G. BLANKENSHIP AND WIFE, CAROLE L. BLANKENSHIP

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 Unit No. 94 on the Revision of Units 89 thru 99, on the Plan of Hickory Glade, Phase 2, a Planned Unit Development, as of record in Book 6900, Page 803, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Diane L. Holden, by Deed from W. L. Bainbridge, Inc., of record in Book 7925, Page 348, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Hickory Glade, of record in Book 6824, Page 929, and re-recorded in Book 6898, Page 896, and as amended in Book 6824, Page 952, and re-recorded in Book 6898, Page 919, and further amended in Book 6898, Page 920, in Book 6957, Page 473, and in Book 7957, Page 869, said Register's Office; By-Laws of Hickory Glade Homeowners' Assn., of record in Book 6878, Page 390, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

95 SEP 15 AM 10:58
FELIX Z. WILSCHEE REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0100613

unimproved ( )
This is improved (X) property, known as 489 Hickory Glade Drive, Antioch, Tennessee 37013
(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 13th day of September 19 95

Diane L. Holden
DIANE L. HOLDEN

BOOK 9795 PG 965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANE L. HOLDEN, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of September, 19 95.

Commission expires July 24, 1999

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, a 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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

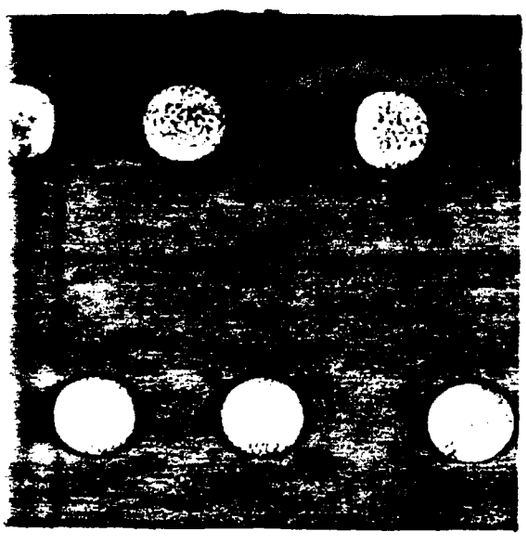
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

4436 09/15 0101 03CHECK
#68.00

DCTN01W



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

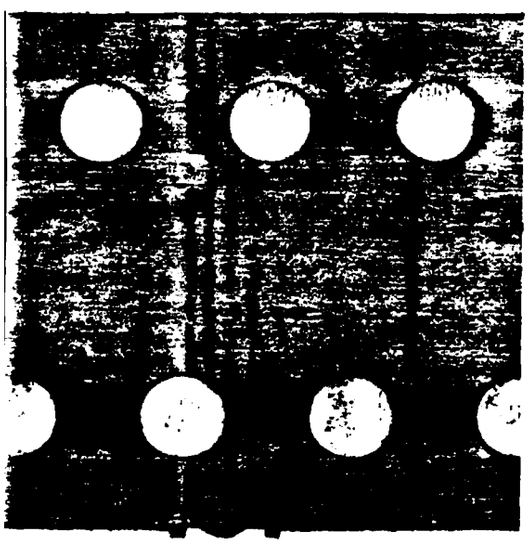
RECEIVED OF _____

FOR _____

BOOK 9795 PG 966

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	70000.00
CON TX	259.00
PRFEE	1.00
MDEED	8.00
TOTAL	268.00
CHECK	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/95 01 10:58 0001 4436

0100613
IDENTIF. ↑ REFERENCE

95 SEP 15 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953293