72

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September 19 95

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES DAVID FRANKS (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	91-1-95
715 23RD STREET (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	08DA-62205
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (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, PHILLIP E. COLGAN AND WIFE, RUTH R. COLGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES DAVID FRANKS AND WIFE, DEBRA MARIE FRANKS

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. 3, on the Plan of Hullett Subdivision, of record in Plat Book 8250, page 317, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to PHILLIP E. COLGAN, by Quitclaim Deed from Willard E. Colgan a/k/a Earl Colgan and wife, Wanda J. Colgan, being recorded simultaneously herewith.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

RUTH R. COLGAN, wife of PHILLIP E. COLGAN, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of RUTH R. COLGAN, by PHILLIP E. COLGAN, as her Attorney-in-Fact, of record in Book 9704, page 575, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: Survey dated September 21, 1995, made by:
JOHN B. KOHL, III, License No. 100
*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 715 23RD STREET, NASHVILLE, TN 37209
(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 our hand s this 28th day of September 19 95

Phillip E Colgan

PHILLIP E. COLGAN
RUTH R. COLGAN
By: Ruth R. Colgan By Phillip E Colgan
PHILLIP E. COLGAN, ATTORNEY-IN-FACT

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 PHILLIP E. COLGAN

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28TH day of SEPTEMBER 1995.

Commission expires July 26, 1997

I. DYKE TATUM
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

*** CONTINUATION

400 Seventh Avenue, South
Nashville, TN 37203

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 PHILLIP E. COLGAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of RUTH R. COLGAN, as her Attorney-in-Fact, as the free act and deed of the within named RUTH R. COLGAN.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of SEPTEMBER, 1995.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

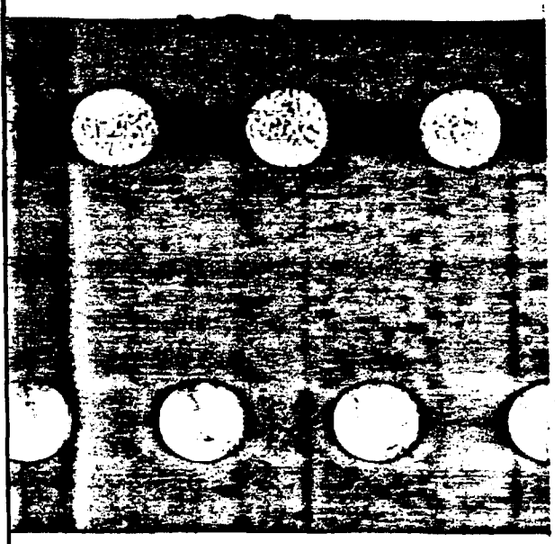
95 OCT -2 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0940 10/02 0101 03CHECK

277.25

IDENTIF. & REFERENCE

01067119



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

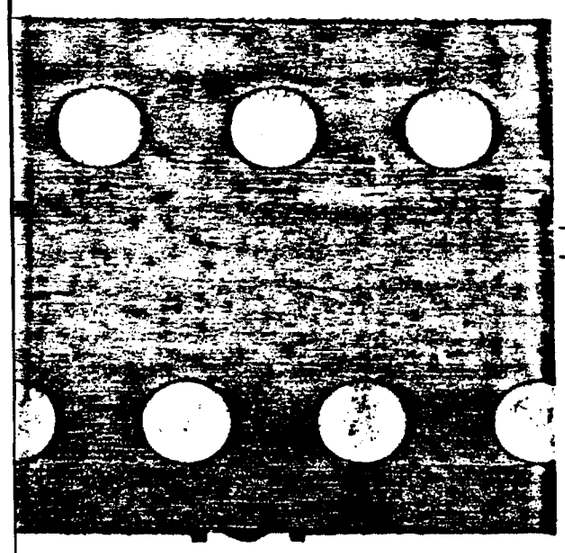
RECEIVED OF _____

FOR _____

BOOK 9811 PG 701

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	72500.00
CON TX	268.25
PRFEE	1.00
WDEED	8.00
TOTAL	277.25
CHECK	277.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 95 [illegible] 001 0940

0106719
IDENTIF. # REFERENCE

95 OCT -2 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959736