BOOK 9820 PG 741

WARRANTY DEED

FROM: ROBERT FRANKLIN and ANDREW L. FRANKLIN

TO: TYREE L. MORELAND

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Tyree L. Moreland 2515 Herman Street Nashville, TN 37208	Tyree L. Moreland 1310 Little Hamilton Ave Nashville TN 37203	Map 92-6 Parcel 257

This Instrument Prepared
By: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

AFFIANT

Sworn to and subscribed before me, this 5 of October, 1995.

Notary Public

My commission expires: 5-25-96.

GAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand & 00/100 ($18,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

We, ROBERT FRANKLIN and ANDREW L. FRANKLIN, as to a one-half undivided interest each, have bargained and sold, and by these presents do transfer and convey unto the said

TYREE L. MORELAND, and his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 19, Falconer and Ashcraft Subdivision of Lots 18 and 19, Boyd McNairy Tract, a plan of which is of record in Book 57, page 121, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to J. B. Selmore Heard and wife, Leona H. Heard by deed from John Fox, Metro Fox and Dorothy Lowery, heirs of Marvin Underwood, of record in Book 6286, page 800, said Register's Office. The said J. B. Selmore Heard having died on January 12, 1990. The said Leona H. Heard having died on February 8, 1993. Robert Franklin, Andrew L. Franklin, Clarence Franklin, Calvin Franklin and James Edward Franklin are the only issue of Leona H. Heard. Clarence Franklin and Calvin Franklin both predeceased Leona H. Heard, leaving no children. James Edward Franklin predeceased Leona H. Heard, leaving his widow, Cora Algee Franklin, who died intestate on July 15, 1994, and seven children. Thomas E. Franklin, Frederick Franklin, Michael Franklin, Darnell Franklin, Dennis Franklin, Chris Franklin, and Kevin Franklin, the only surviving heirs-at-law of James Edward Franklin, conveyed their interest in and to the herein described real property to Robert Franklin and Andrew L. Franklin by deed of record in Book 7830, page 738, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantors.

This is improved property, known as:

2515 Herman Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said TYREE L. MORELAND, and his heirs and assigns, forever.

And we, ROBERT FRANKLIN and ANDREW L. FRANKLIN, do covenant with the said TYREE L. MORELAND 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, except for current year's property taxes, which are prorated and assumed by the Grantee herein.

And we, ROBERT FRANKLIN and ANDREW L. FRANKLIN, do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said TYREE L. MORELAND, and his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5 day of October, 1995.

0109552
IDENTIF. ↑ REFERENCE

95 OCT -6 PM 12:30
FELIX Z. WILSCH II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Robert Franklin

Andrew L. Franklin

3949 10/06 0101 03CHECK 75.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT FRANKLIN, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of October, 1995.

Gay Lisa Levine
Notary Public

GAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-25-96.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW L. FRANKLIN, 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 foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of October, 1995.

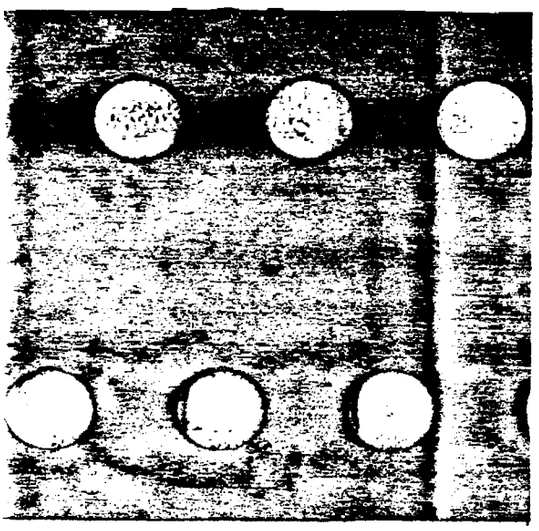
Trina R. Scarpetti
Notary Public

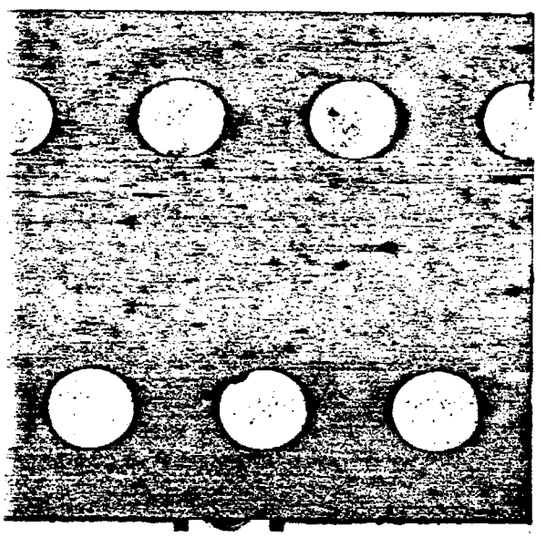
TRINA R. SCARPETTI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/97.

171:077

My Commission Expires JULY 26, 1997





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

RECEIVED OF _____

FOR _____

BOOK 9820 PG 743

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60

10/06/95 01 12:32 0001 3949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109552
IDENTIF. ↑ REFERENCE

95 OCT -6 PM 12:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962721