BOOK 9834 PG 515

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Robinson (NAME)	Franklin American Mortgage (NAME)	MAP 104-8
1602 17th Avenue South (ADDRESS)	214 Overlook Court, Ste. 150 (ADDRESS)	PARCEL 302
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Vern Dant, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Robinson, an unmarried man

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:

BEING part of Lot 54 on O. B. Hayes Plan of "Large Lots" as found of record in the Office of the Register for said County in Book No. 21, at Page 87.

BEGINNING at a point in the easterly margin of 17th Avenue South, formerly Addison Avenue, eighty-one (81) feet southerly from the north line of said lot No. 54, running thence eastwardly, parallel with said last mentioned line, one hundred and fifty-two and one-half (152-1/2) feet to the west margin of an alley; thence southerly with said alley forty-two (42) feet, and thence westwardly parallel with said line of Lot 54, one hundred and fifty-two and one-half (152-1/2) feet to said 17th Avenue, and thence northerly with said avenue forty-two (42) feet to point of beginning.

The above legal description being the same used in the previous deed of record.

Being the same property conveyed to Vern Dant, unmarried by deed from Robert Edward Johnson and wife, Rita Johnson of record in Book 9773, Page 665, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 1602 17th Avenue South, Nashville, Tennessee 37212
(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 18th day of October 19 95

Vern Dant
Vern Dant

BOOK 9834 PG 516

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 Vern Dant, unmarried

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 18th day of October, 1995.

Commission expires 3/27/99

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

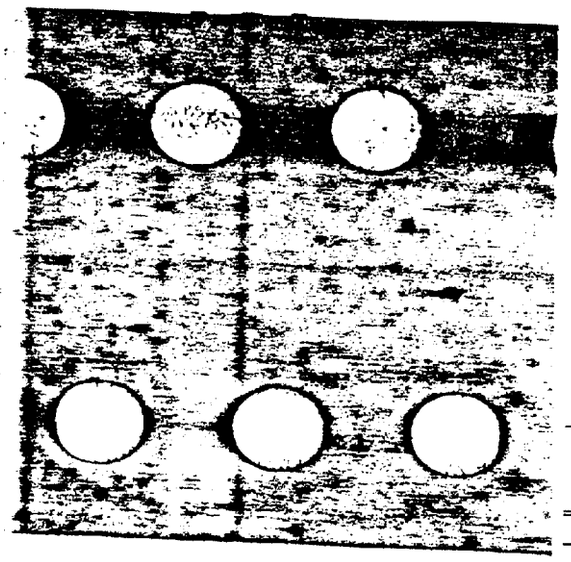
95 OCT 20 PM 3:59
FELIX A. ...
DAVIDSON COUNTY, TN.

0111570

RECEIVED FOR REFERENCE

73-3 10/20 0101 03CHECK

582-13



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

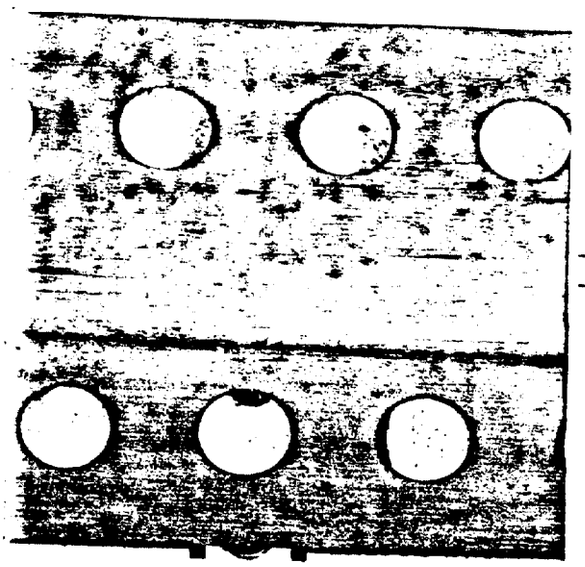
RECEIVED OF _____

FOR _____

BOOK 9834 PG 517

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
154900.00
CON TX 573.13
PRFEE 1.00
[illegible] 8.00
TOTAL 582.13
CHECK 582.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/20/95 01 16:00 0001 9348

0114578
IDENTIFICATION REFERENCE

95 OCT 20 PM 3:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 968049