BOOK 9842 PG 893

BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES May 7, 1997
(AFFIX SEAL)

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
Curtis T. Markham (NAME)	Franklin American Mortgage (NAME)	MAP 161-11
508 Tobylynn Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 84
Nashville, TN 37211 (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, Marian M. Krygier, an unmarried widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis T. Markham and wife, Kristie C. Markham

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. 319 on the Plan of Huntington Park, Section 4, as of record in Book 4460, page 74, Register's Office for said County.

Said Lot No. 319 fronts 68 feet on the easterly side of Tobylynn Drive and extends back 177.65 feet on the northerly line and 224.7 feet on the southerly line to a dead line measuring 120 feet thereon.

Being the same property conveyed to Eugene F. Krygier and wife, Marian M. Krygier by deed from Mortgage Guaranty Insurance Company of record in Book 5166, page 515, Register's Office for Davidson County, TN. The said Eugene F. Krygier having since died and the property vested in Marian M. Krygier by estate by the entireties.

Subject to restrictions of record in Book 4580, page 487, said Register's Office.

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

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

[illegible] 434.13

unimproved ( )
This is improved (X) property, known as 508 Tobylynn Drive, Nashville, TN 37211
(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 27th day of October 19 95

Marian M. Krygier

Marian M. Krygier

BOX 15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9842 PG 894

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Marian M. Kryqier

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 Nashville, Tennessee, this 27th day of October, 19 95.

My Commission Expires 3-4-97

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 30 PM 3:46
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 9842 PG 895

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

DAT
11/30/ 95
DON TX 425.13
PRFEE 1.00
MREED 8.00
TOTAL 434.13
434.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011470
IDENTIFICATION REFERENCE

95 OCT 30 PM 3:46
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 971088