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BOOK 9847 PG 90

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 95

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Jon Klay (NAME)	Franklin American Mortgage (NAME)	51-4
1007 Gibson Drive (ADDRESS)	204 Overlook Ct., Ste. 150 (ADDRESS)	173
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	11D 13038

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, Eddie E. Sisk and wife, M. Marie Sisk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Jon Klay and wife, Eloise Kooima Klay

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. 1 on the Re-Subdivision of the northerly part of Parcel "B" of Stratton Heights, as of record in Book 5190, page 139, said Register's Office.

Said Lot No. 1 fronts 170.28 feet on the curving easterly margin of Gibson Drive and extends back 394.84 feet on the northerly line and 381.26 feet on the southerly line to a line in the rear measuring 33.77 feet thereon.

Being the same property conveyed to Eddie E. Sisk and wife, M. Marie Sisk by deed from Richard John Lang and wife, Cathy L. Lang of record in Book 6428, page 468, Register's Office for Davidson County, Tennessee.

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

95 NOV -2 AM 9:01
FELIX Z. WILSON III, Register
DAVIDSON COUNTY, TN.

0118656

unimproved ( )
This is improved (X) property, known as 1007 Gibson Drive, Madison, TN 37115
(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 31st day of October 19 95

Eddie E. Sisk

Eddie E. Sisk

M. Marie Sisk

M. Marie Sisk

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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 Eddie E. Sisk and wife, M. Marie Sisk

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of October, 1995.

Commission expires July 27, 1997

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 _____.

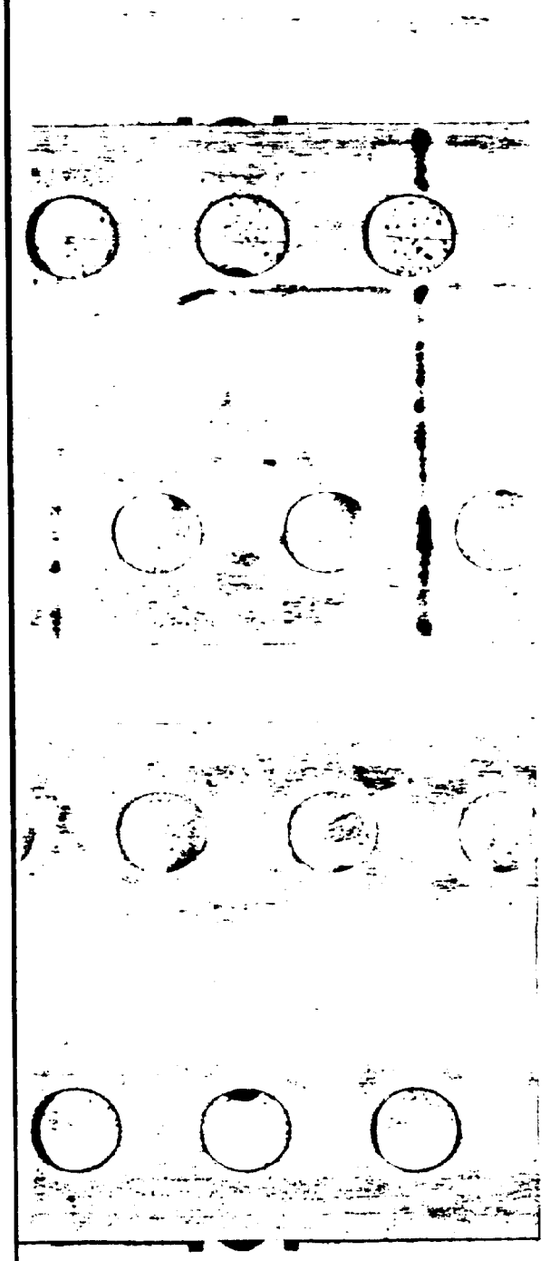
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3703 11/02 0101 03CHECK

275-40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

11/02/95 01 09:02 0001 3703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118656

IDENTIFICATION/REFERENCE

95 NOV -2 AM 9:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972339