0133001

IDENTIFICATION

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 DEC 29 AM 10:13

W & I Ref: (mn) Title No: 37210
Dav. Co. File: Box 8

BOOK 9894 PG 55

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Mart Kirksey Daphne L. Kirksey 301 50th Avenue North Nashville, Tennessee 37209	Franklin American Mortgage Company 214 Overlook Court, #150 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 91-15-224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randy Banks and spouse, Janet Banks,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Mart Kirksey and spouse, Daphne L. Kirksey,** hereinafter called the **Grantee**, Grantee's 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. 1 on the Map of D. E. Rutherford's Subdivision of Block 10 of Charlotte Park Company's Addition, of record in Book 547, page 164, Register's Office for said County.

SAID Lot No. 1 fronts 60 feet on the westerly margin of 50th Avenue, North and extends back between parallel lines along the northerly margin of Nevada Avenue 155 feet to an alley.

BEING the same property conveyed to Randy Banks and wife, Janet Banks by deed from Angie B. Colorigh, an unmarried person, of record in Book 8114, page 646, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 301 50th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 1995.

Randal Banks
Randy Banks

Janet Banks
Janet Banks

State of Tennessee
County of Davidson

On this 15th day of December, 1995, before me the undersigned authority, personally appeared **Randy Banks** and **Janet Banks**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 113000.00

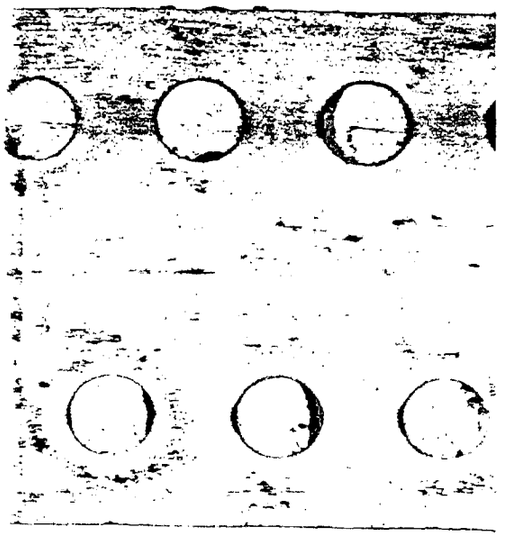
Janet Banks
Affiant

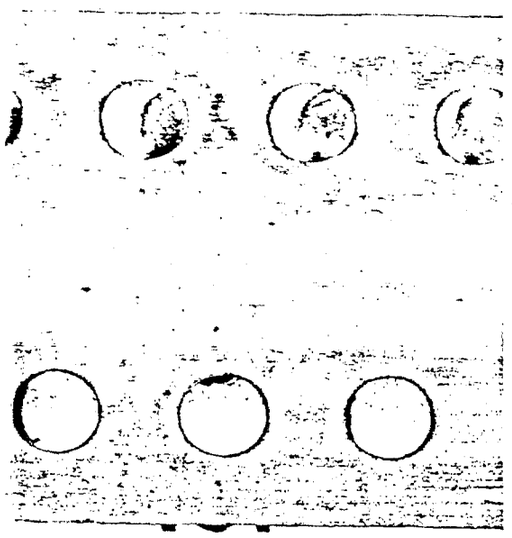
Sworn and subscribed before me on the 15th day of December, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

My Commission Expires: _____ Notary Public

2288 12/20 0701 03CHECK 427.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9894 PG 57

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

AMT	
	113000.00
DEED TX	413.10
PRFEE	1.00
WDEED	3.00
TOTAL	427.10
CHECK	427.10

12/20/95 01 10:11 0001 0208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133801

IDENTIFICATION REFERENCE

95 DEC 20 AM 10:

DAVIDSON COUNTY, TN

No. 988627