BOOK 9903 PG 473

Box 19 B
G#95-12-54

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROD F. FRANCIONI and wife, SHERRY W. COKE FRANCIONI**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto DAVID N. FREEMAN, UNMARRIED hereinafter called the Grantees, their 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. 9 on the Final Plat of Priest Lake Park, Section 9, of record in Plat Book 6900, page 452, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Rod F. Francioni and Sherry W. Coke, unmarried persons as joint tenants with rights of survivorship, by deed from Biscan Development Company of record in Book 8887, page 579, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS conveyance is subject to: (1) Taxes for 1995, prorated and assumed; (2) all matters as shown on the plat of record in Book 6900, page 452; and (3) Restrictive covenants filed of record in Book 7422, page 183, said Register's Office.

This is improved property known as: **3613 Peninsula Court, Nashville, TN 37217**

TO HAVE AND TO HOLD the same 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 and 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 hands this 5 day of DECEMBER, 1995.

Rod F. Francioni
ROD F. FRANCIONI

Sherry W. Coke Francioni
SHERRY W. COKE FRANCIONI

95 DEC 29 PM 12:56
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

013643
IDENTIF. & REFERENCE

STATE OF LOUISIANA

PARISH ~~COUNTY~~ OF JEFFERSON

On this 5 day of DECEMBER, 1995, before me personally appeared Rod F. Francioni and wife, Sherry W. Coke Francioni, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:
AT DEATH

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 119,500.00.

Affiant

Subscribed and sworn to before me this 22nd day of December, 1995.

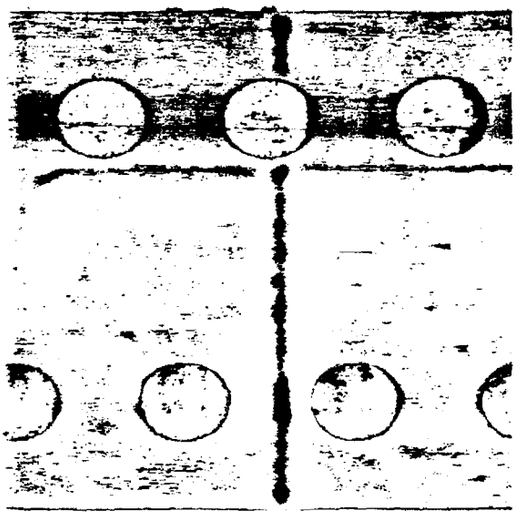
Notary Public

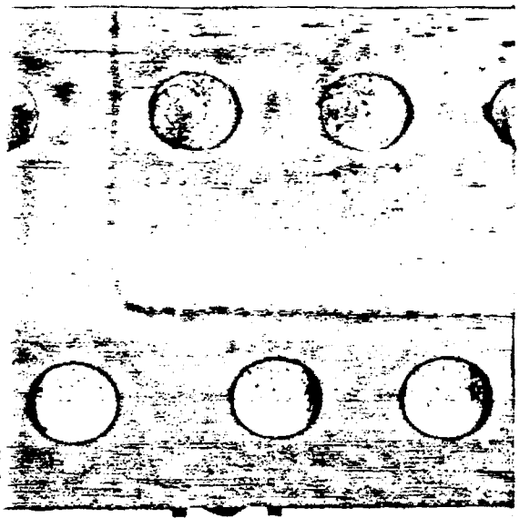
My Commission Expires: 7/24/99

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
David N. Freeman	FRANKLIN AMERICAN MTG CO	Map 134-11
3613 Peninsula Court	214 Overlook Ct, #150	Group O
Nashville, TN 37217	Brentwood, TN 37027	Parcel 67

3035 12/29 0101 03CHECK 451.15





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

RECEIVED OF _____

FOR _____

BOOK 9903 PG 475

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	
				119500.00
			CON TX	442.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	451.15
			CHECK	451.15
12/29/95	01		12:55 0001	3035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136443
IDENTIF. # REFERENCE

95 DEC 29 PM 12:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991416