BOX 15

BOOK 9976 PG 760

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Melvin S Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 96.

Notary Public

MY COMMISSION EXPIRES: May 9, 1997

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Larry N. Westbrook, Attorney P.O. Box 150349, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Melvin S. Johnson (NAME)	Same (NAME)	50-10 #88
3342 Chesapeake Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN 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, Franklin Credit Recovery Fund XXIII L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin S. Johnson and wife, Wheelen J. Johnson

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 Lot No. 46A, Zone Lot Division of Lots 44 through 48, Chesapeake Homes, Section Three, Chesapeake Homes, as of record in Book 6250, page 326, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Franklin Credit Recovery Fund XXIII L.P. by Quitclaim Deed from Federal Deposit Insurance Corporation, Receiver for Trustbank Federal Savings Bank of record in Book 9976, page 757, Register's Office for Davidson County, TN.

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

0159357
IDENTIF. ↑ REFERENCE

96 MAR 12 PM 3:48
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

Unimproved [ ]
This is improved [X] property, known as 3342 Chesapeake Circle, Nashville, TN 37207
(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 unincumbered, 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 4th day of March, 19 96

Franklin Credit Recovery Fund XXIII L.P.

By:

John Dolenski, Vice President

Franklin Credit Recovery Fund, L.P. XXIII

MAR-04-1996 15:43 STEINEIER WESTBROOK ATT 615 297 4893 P.02

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9976 PG 761 BOX 15

STATE OF ~~TENNESSEE~~ NEW York
~~Davidson County~~
County of New York

Personally appeared before me, PETER MEDFORD, a Notary Public in and for said County and State, the within named JOHN T. DEVINE, VICE PRESIDENT of Franklin Credit Mgmt Corp.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that JOHN T. DEVINE executed the within instrument for the purposes therein contained. Witness my hand and official seal at 16 Harrison St New York, NY, ~~Tennessee~~, this 4th day of March 1996

Commission expires _____

Peter Medford
Notary Public

STATE OF ~~TENNESSEE~~ New York
~~Davidson County~~
County of New York.

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JOHN T. DEVINE and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (~~himself~~) to be the VICE PRESIDENT and _____ respectively of the Franklin Credit Recovery Fund XXIII, L.P. the within named bargainor, a corporation, and that (he) (they) as such VICE PRESIDENT and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Corporate Seal as such, _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at 16 Harrison St NYC, NY on this the 4th day of March 1996.

My commission expires _____

PETER MEDFORD
NOTARY PUBLIC, State of New York
No. 01ME5046533
Qualified in New York County
Commission Expires July 17, 1997

Peter Medford
Notary Public

NEW YORK STATE NOTARY PUBLIC

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1861
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

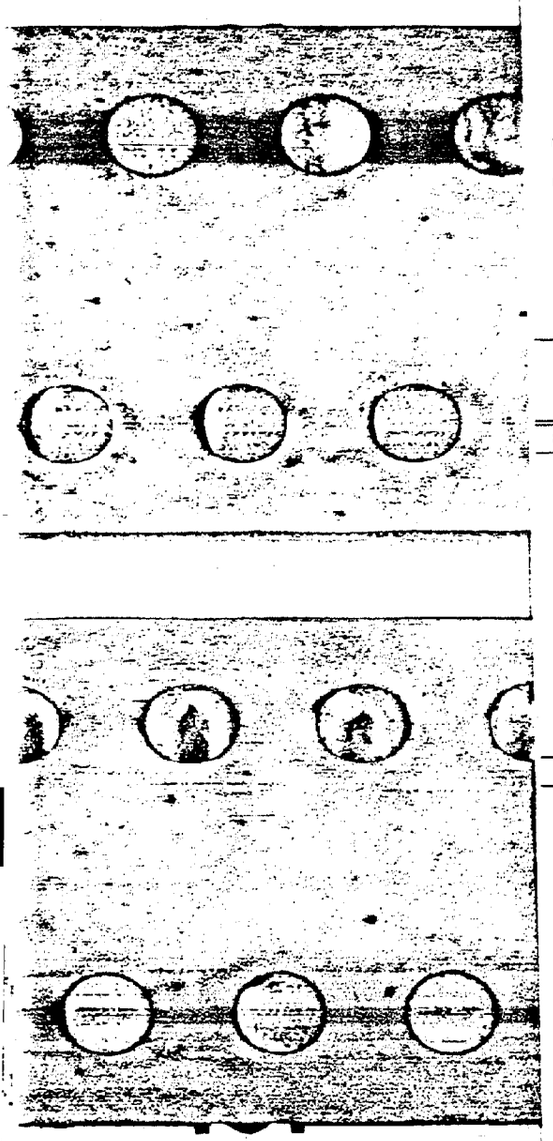
FROM

TO

7624 03/12 0101 03CHECK 86.70

MAR-04-1996 15:43 STELTEMEIER WESTBROOK ATT 615 297 4893 P.01

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 9976 PG 762

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 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

03/12/96 01 15:49 0001 7624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159357
IDENTIF. ↑ REFERENCE

96 MAR 12 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015708