274

BOOK 9985 PG 639

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 91,900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 96

Notary Public

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

NOTARY PUBLIC LINDA S. HARRIS DAVIDSON COUNTY TENN

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
Michael J. Woodward (NAME)	Boatmen's National Mortgage (NAME)	149-2B
908 Strand Fleet Drive (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	88CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	2DX 07808

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, Johnny M. Franks **and wife, Allison P. Franks**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Woodward

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. 204 on the Plan of Piccadilly Square, Phase II, of record in Book 6250, pages 92, 93 and 94, Register's Office for Daivdson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnny M. Franks, unmarried by deed from Centex Homes Corporation of record in Book 8395, page 862, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6236, page 683, Book 6300, page 409, Book 6355, page 322, Book 6496, pages 100, 107, & 114, Book 6518, pages 184 & 190, Book 6306, page 833, Book 6295, pages 506, 520 & 534, said Register's Office.

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

Allison P. Franks joins herein to convey any and all rights she may have; especially marital rights.

This is unimproved ( ) improved (X) property, known as 908 Strand Fleet Drive, Antioch, TN 37013 (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 14th day of March 19 96

Johnny M. Franks

Allison P. Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9985 PG 640

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Franks and Allison P. Franks

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 14th day of March 19 96.

Commission expires July 21, 1996

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

IDENTIF. & REFERENCE

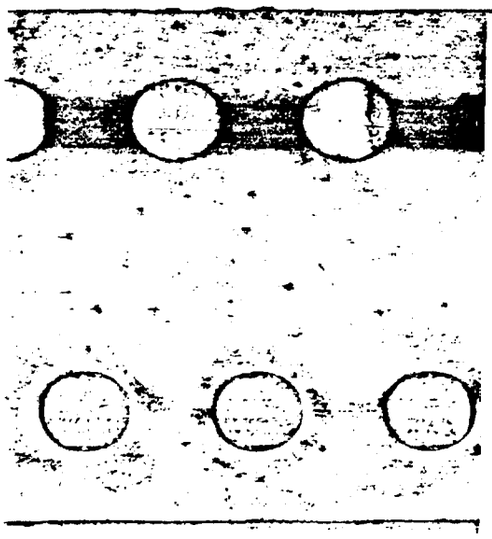
0162191

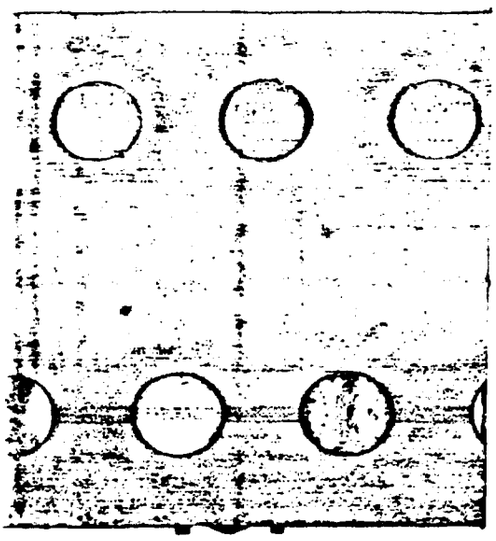
96 MAR 21 AM 8:32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0674 03/21 0101 03CHECK

349.03





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

RECEIVED OF _____

FOR _____

BOOK 9985 PG 641

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 91900.00
CON TX 340.03
PRFEE 1.00
WDEED 8.00
TOTAL 349.03
CHECK 349.03

03/21/96 01 08:34 0001 0674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162191
IDENTIF. ↑ REFERENCE

96 MAR 21 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018718