Book 49 file 3296 - A-S

BOOK 9989 PG 652

433775

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dan M. Frankum 3055 Woodlawn Drive Nashville, TN 37215	Same	117-2D-23

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ELISABETH C. POE, f/k/a Elisabeth J. Clark ("Grantor") has bargained and sold, and by these presents transfers and conveys unto DAN M. FRANKUM ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 23 on the Plan of The Clairmont Condominiums, as shown on plat of record in Plat book 6200, page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elisabeth J. Clark by deed of record in Book 7752, page 950, said Register's Office.

This is improved property known as Unit No. 23, The Clairmont Condominiums, 3055 Woodlawn Drive, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Taxes for 1996 and thereafter, a lien not yet due and payable.

2. Matters shown on the plat of record in Book 6200, page 551, said Register's Office.

3. Master Deed of record in Book 7096, pages 940 through 975 inclusive, as amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and restated in Book 8263, page 703, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all

persons whomsoever except claims arising out of the matters set forth above.

Martin T. Poe, husband of Grantor, joins in this conveyance to convey any interest he may have in said property.

WITNESS our hands this 22 day of March, 1996.

x Elisabeth C. Poe
ELISABETH C. POE

x Martin T. Poe
MARTIN T. POE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Elisabeth C. Poe and Martin T. Poe, 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, at office, this 22 day of March, 1996.

x Jean Wells
Notary Public

My Commission Expires:
July 24 1999

STATE OF Tn)
)
COUNTY OF Davidson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $160,000.00.

Dan M Franklin
Affiant

Sworn to and subscribed before me this 22nd day of March, 1996.

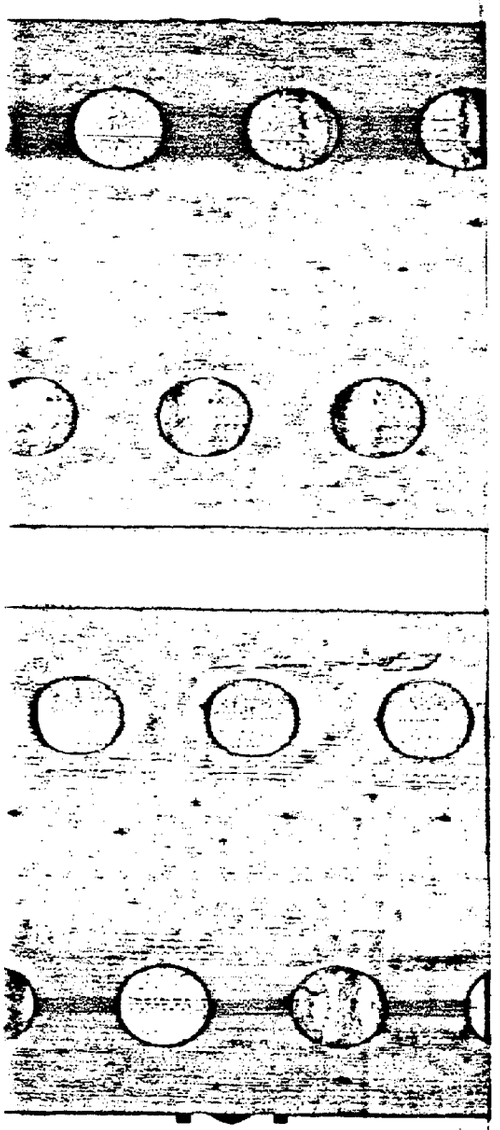
Thomas H. Scott
Notary Public

My Commission Expires:
My Commission Expires Dec. 20, 1999

THOMAS H. SCOTT NOTARY AT LARGE RUTHERFORD CO TENN.

0163533 IDENTIF. & REFERENCE
96 MAR 25 PM 1:32 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

2104 03/25 0101 03CHECK 601.00



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

RECEIVED OF _____

FOR _____

BOOK 9989 PG 654

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

03/25/96 01 13:34 0001 2104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163533
IDENTIF. ↑ REFERENCE

96 MAR 25 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020140