File 13896
File: First Title & Escrow

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

10059 PG 722

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
SAMUEL F. ANDERSON (NAME)	FRANKLIN AMERICAN MORTGAGE COMPANY (NAME)	Map 130-11
4509 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	214 Overbrook Ct. #150 (STREET ADDRESS)	Parcel 108
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	F.B. 7DZ51740

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, MATHEW H. DOBSON, V, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL F. ANDERSON AND WIFE, JENNIFER J. ANDERSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 11 Block "S" on the Plan of Tyne Meade Section IV, as of record in Plat Book 1424, page 25, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mathew H. Dobson, V, unmarried by deed from Daniel T. Smith and wife, Dana B. Smith of record in Book 6678, page 893, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1424, page 25, said Register's Office.

Ann B. Dobson, spouse of Mathew H. Dobson, V, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Mathew H. Dobson, V.

0184713 IDENTIF. ↗ REFERENCE

96 MAY 24 AM 8:13
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

4840 05/24 0101 03CHECK 728.65

This is improved (XX) / unimproved ( ) property, known as 4509 Beacon Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of May, 1996

Mathew H. Dobson V
MATHEW H. DOBSON, V

Ann B. Dobson
ANN B. DOBSON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10059 PG 723

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATHEW H. DOBSON, V AND WIFE, ANN B. DOBSON

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21st day of May, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 96.

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

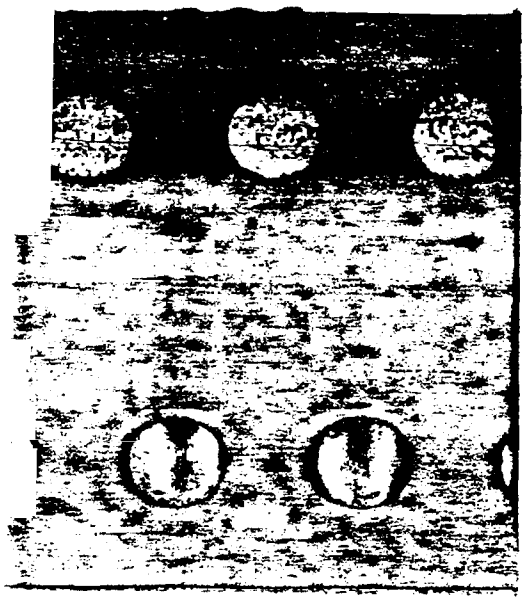
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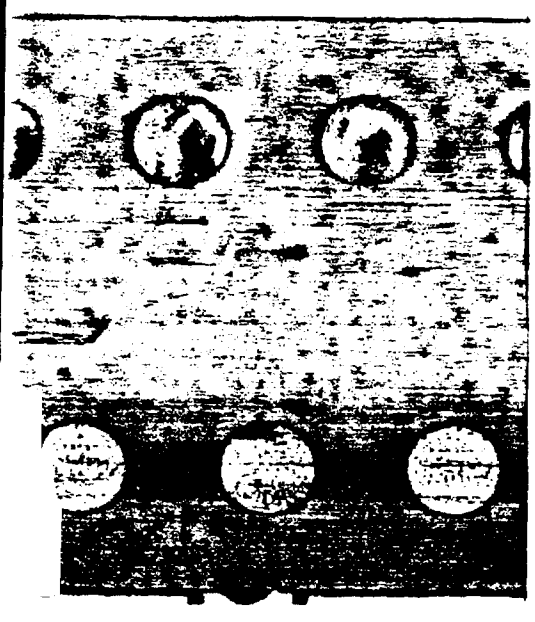
MATHEW H. DOBSON, V

TO

SAMUEL F. ANDERSON AND WIFE,
JENNIFER J. ANDERSON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10059 PG 724

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
194500.00
CON TX 719.65
PRFEE 1.00
WDEED 8.00
TOTAL 728.65
CHECK 728.65

05/24/96 01 08:17 0001 4840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0184713
IDENTIF. ↑ REFERENCE

96 MAY 24 AM 8:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1042764