WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 10073 PAGE 366

34613

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Franks (NAME)	Norwest Mortgage, Inc. (NAME)	104-1-246
3600 Nebraska Avenue (ADDRESS)	P.O. Box 5137 (ADDRESS)	25W-4610
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Des Moines, IA 50365-5137 (CITY) (STATE) (ZIP)	

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, Janelle R. Zorko, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William T. Franks, an unmarried person

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 the southerly portion of Lot No. 181 on the Plan of part of West Grove Addition, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, and more fully described according to a survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, dated July 28, 1978, as follows:

BEGINNING at a point on the northwesterly margin of Nebraska Avenue, formerly Grand Avenue, at the common front corner of Lots Nos. 180 and 181; thence, with the line dividing said lots, northwestwardly 85 feet, more or less, to a point; thence, with the line bisecting Lot No. 181, eastwardly 80 feet, more or less, to a point on the westerly margin of 36th Avenue North, being the common corner fronting thereon of the property conveyed to Alfred L. Foster, et ux, by deed from W. W. Crandall, et ux, of record in Book 903, Page 271, said Register's Office, and the within conveyed property; thence, with the westerly margin og 36th Avenue North, southwardly 100 feet to the northwesterly margin of Nebraska Avenue; thence, with said margin of Nebraska Avenue, southwestwardly 70 feet to the point of BEGINNING.

BEING the same property conveyed to Janelle R. Zorko by deed from Rae Ann Bellett Hunter and husband, Patrick Hunter of record in Book 9267, Page 114, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This is unimproved ( ) improved (X) property, known as 3600 Nebraska Avenue, Nashville, TN 37209
(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 31st day of May, 19 96

Janelle R. Zorko

Janelle R. Zorko

BOOK 10073 PG 367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janelle R. Zorko, an unmarried person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1996.

Commission expires 7/25/98

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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_____.

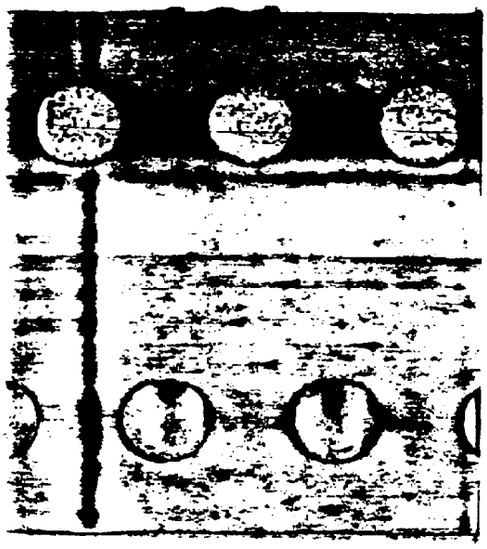
My commission expires _____

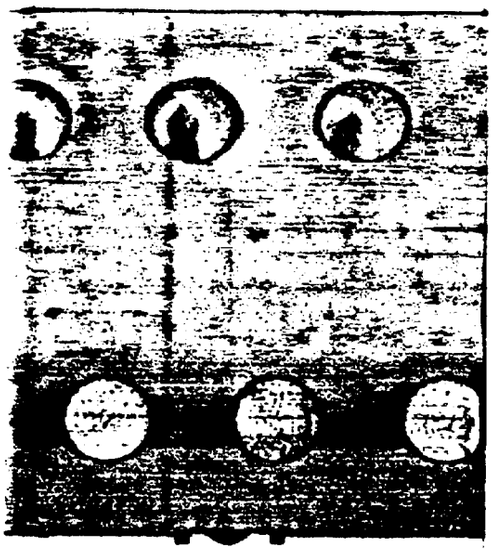
_____
Notary Public

0188729
IDENTIF. → REFERENCE

96 JUN -4 PM 2:00
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9099 06/04 0101 03CHECK 299.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ STAMP 10073pc308

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 78500.00
CON TX 290.45
PRFEE 1.00
MDEED 8.00
TOTAL 299.45
CHECK 299.45

06/04/96 01 14:03 0001 9098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188729
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 2:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046974