file Box 52

WARRANTY DEED

BOOK 10083 PG 437

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Betty S. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 12-15-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty S. Johnson (NAME)	Franklin American Mortgage (NAME)	161-4-24
422 Tusculum Road (ADDRESS)	214 Overlook Court, Ste. 150 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, The Estate of James R. Dodd, Incompetent

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty S. Johnson and Alan R. 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. 18 on the Plan of Whispering Hills Annex, of record in Plat Book 2331 at page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James R. Dodd and wife, Marjorie R. Dodd by deed from Dorothy P. Whisenant Faulkner and husband, Philip Earl Faulkner, Jr. of record in Book 7266, page 508, Register's Office for Davidson County, Tennessee. The said Marjorie R. Dodd having since died. Susan Robbins having been appointed Guardian/Conservator of the Estate of James R. Dodd, Incompetent. The Order approving the sale of real estate is of record in Book 54, page 39, in the Office for the Probate Court Clerk, Wilson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 422 Tusculum Road, Nashville, Tennessee 37211
(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 7th day of June 19 96

The Estate of James R. Dodd, Incompetent
By: Susan Robbins, Guardian/Conservator
Susan Robbins, Guardian/Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10083 PG 438

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named The Estate of James R. Dodd, Incompetent

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 7th day of June 19 96.

Commission expires

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid; personally appeared Susan Robbins, to/~~m~~known (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Guardian/Conservator of the Estate of James R. Dodd, Incompetent, the within named bargainor, and that she as such Guardian/Conservator being authorized so to do executes the foregoing instrument for the purposes therein contained by signing the name of the Estate of James R. Dodd, Incompetent, as such Guardian/Conservator.

Witness my hand and official seal at office this 7th day of June, 1996.

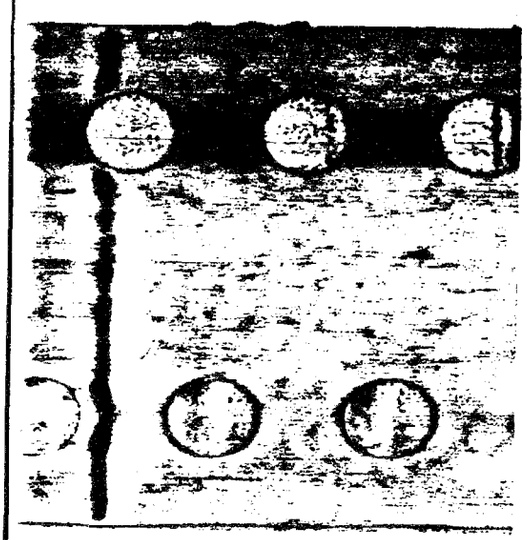
My commission Expires:
2-6-99

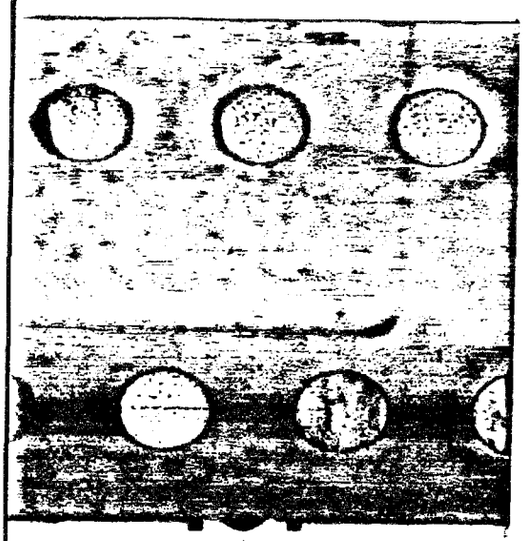
Notary Public

019670
IDENTIF. & REFERENCE

96 JUN 11 PM 3:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2329 06/11 0101 03CHECK 282.00





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

RECEIVED OF _____

FOR _____

BOOK 10083 PG 439

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

06/11/96 01 15:37 0001 2329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191670
IDENTIF. & REFERENCE

96 JUN 11 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1050164