BOOK 10092 PG 539

0194665

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37867
Dav. Co. File: Box 8

96 JUN 20 AM 8:19 349.40

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Teresa M. Wilson Carter H. Wilson 633 American Road Nashville, TN 37209	FT Mortgage Companies d/b/a Sunbelt National Mortgage 111 Westwood Place, Suite 109 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 90-11-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeff Franks and spouse, Pam Auble,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Teresa M. Wilson and spouse, Carter H. Wilson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 52 on the Map of Charlotte Park, Section I of record in Plat Book 2663, page 2, 3, 4, 5 and 6, Register's Office for said County.

SAID Lot No. 52 fronts 81.0 feet on the broken southerly margin of American Road and extends back 151.2 feet on the easterly line and 137.0 feet on the west line to a dead line in the rear, measuring 68.0 feet thereon.

BEING the same property conveyed to Jeff Franks and wife, Pam Auble by deed from Eldon Carter and wife, Treba Carter of record in Book 9683, page 540, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 633 American Road, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 1996.

Jeff Franks **Pam Auble**

State of Tennessee
County of Davidson

On this 14th day of June, 1996, before me the undersigned authority, personally appeared **Jeff Franks** and **Pam Auble**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 92000.00

Affiant

Sworn and subscribed before me on the 14th day of June, 1996.

My Commission Expires _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10092 PG 541

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 92000.00
				CON TX 340.40
				PRFEE 1.00
				MDEED 8.00
				TOTAL 349.40
				CHECK 349.40

06/20/96 01 09:21 0001 5581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194665
IDENTIF. # REFERENCE

96 JUN 20 AM 9:1[illegible]
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1053375