BOOK 10142 PG 177

Lot 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,000.00

H. Bart Franey
Affiant

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

Paula M. Harris
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 22, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Bart Franey (NAME)	NEW OWNER (NAME)	MAP 159
1126 Oman Drive (ADDRESS)	SAME (ADDRESS)	PARCEL 59
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(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, Suzanne Johnson Dortch, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Bart Franey and wife, Eleanor S. Franey

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 the 16th, formerly the 11th, Civil District of said County, being part of the Gardner heirs' farm described according to a survey made by a Stephen A. Draper, Surveyor, June 1, 1954, as follows:

Beginning at a point in the center line of Oman Memorial Drive, said point being 900 feet from the center line of Granny White Pike as measured along the center line of Oman Memorial Drive; thence north 11 deg. 58' west 355.5 feet to a point in Arnold's South line; thence with Arnold's line north 68 deg. 35' east 451 feet to a point, said point being a 4" locust in a ditch; thence due south 453.7 feet to a point in the center line of Oman Memorial Drive; thence with the center line of the same and the curve of the same westwardly 350 feet to the beginning, containing 3.57 acres, more or less.

Being the same property conveyed to Suzanne Johnson Dortch by deed from B & R Properties, a partnership composed of David D. Dortch and Ruth W. Dortch, of record in Book 7747, page 633, Register's Office for Davidson County, Tennessee; further conveyed to Suzanne Johnson Dortch by quitclaim deed from David White Dortch, of record in Book 9479, page 148, said Register's Office.

The above legal description is the same as used in the prior Deed.

This property is conveyed subject to any and all restrictive covenants and/or easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

unimproved ( )
This is improved (X) property, known as 1126 Oman Drive, Brentwood, TN 37027
(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 July 19 96

BOOK 10142 PG 178

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 Suzanne Johnson Dortch, a single person

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 Nashville, Tennessee, this 31st day of July, 19 96.

Commission expires My Commission Expires Nov. 22, 1997

Paula M. Harris
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 _____

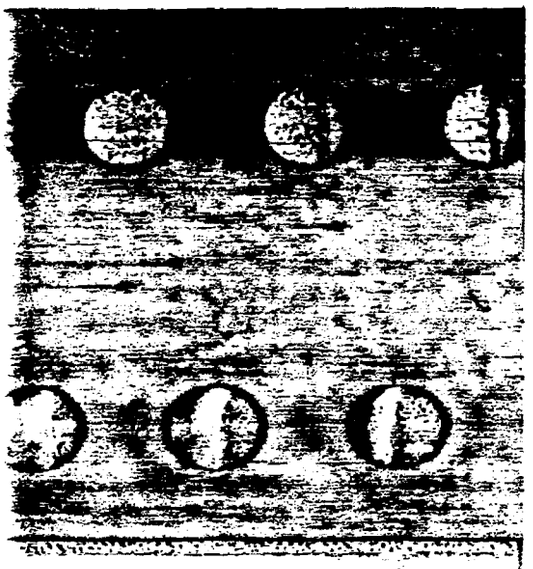
_____
Notary Public

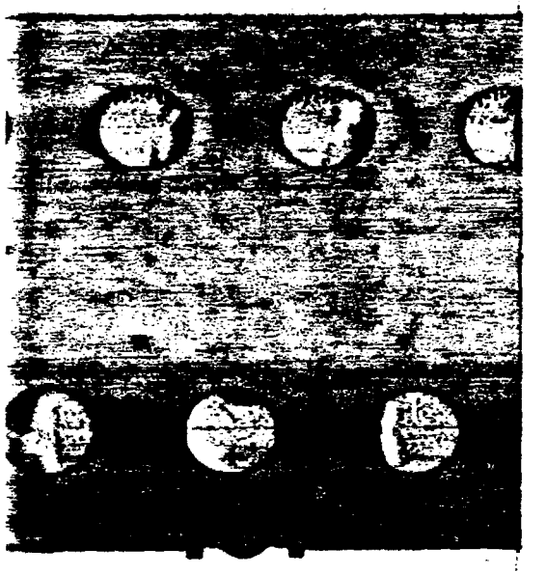
0210004

IDENTIF. & REFERENCE

96 AUG -1 PM 3:45
FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN.

2141 08/01 0101 03CHECK 1440-53





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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 179

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
				386900.00
				CON TX 1431.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1440.53
				CHECK 1440.53
08/01/96		01		15:48 0001 2141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210004
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069724