HA

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER J. LOWE (NAME)	FIRST REPUBLIC MORTGAGE (NAME)	MAP 026-06
132 Cheshire Court (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 071.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	GO-20392

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, CATHY F. FRANKLIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER J. LOWE, UNMARRIED

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 Lot No. 42 on the Resubdivision of Windsor Green, Phase I, Section II, Lots 27 - 48, of record in Plat Book 6200, page 233, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Cathy F. Franklin, Unmarried, by Deed from Mary Jo Harlan-Harris and husband, Geroge Jefferson Harlan, of record in Book 8873, Page 471, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 6406, page 929, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 132 Cheshire Court, Goodlettsville, TN 37072
(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 30th day of August 19 96

CATHY F. FRANKLIN

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 CATHY F. FRANKLIN, UNMARRIED

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 30th day of August 19 96.

Commission expires July 26, 1997

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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_____.

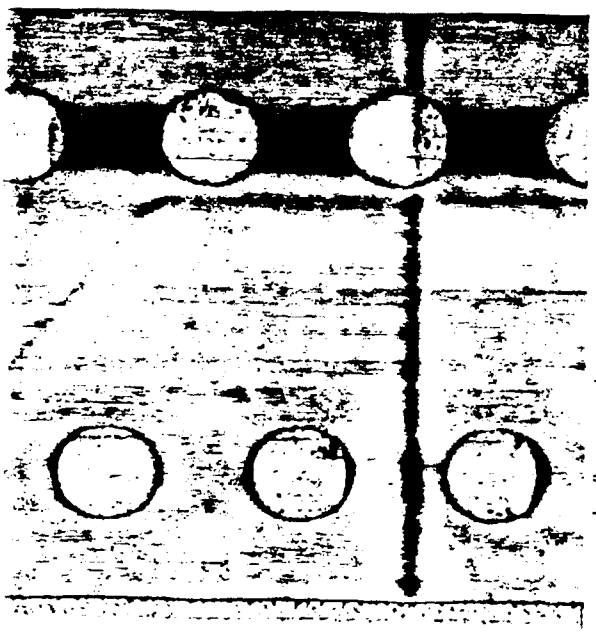
My commission expires _____

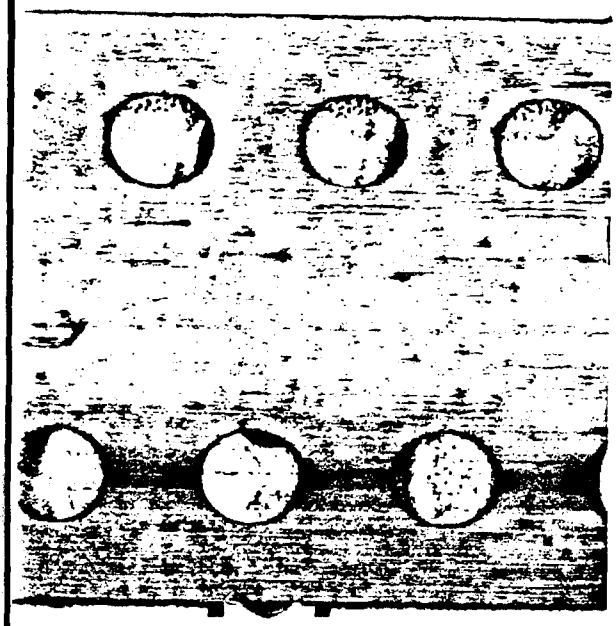
Notary Public

02214461
IDENTIF. & REFERENCE

96 SEP -5 AM 8:27
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4413 09/05 0101 03CHECK 304.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 41

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	79900.00
			CON TX	295.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	304.63
			CHECK	304.63

09/05/96 01 08:29 0001 4413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02211467
IDENTIF. ↑ REFERENCE

96 SEP -5 AM 8:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026914