27r

BOOK 10195 PG 449

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES May 28, 2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Fran Breen (NAME) | Franklin American Mortgage (NAME) | 118-2 |
| 824 Inverness Avenue (ADDRESS) | 214 Overlook Ct., Ste. 150 (ADDRESS) | 27 |
| Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | Brentwood, TN 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, Nanci Griffith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fran Breen and wife, Rita Breen

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. 8 on the Map of Inverness Subdivision as of record in Book 843, page 103, Register's Office for said County.

Said Lot No. 8 fronts 60 feet on the northerly side of Inverness Avenue and runs back 161.86 feet on the west line and 162.15 feet on the east line, along the west margin of Cisco Street, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Nanci Griffith ~~and wife~~, by deed from (KM) Donald K. Bentley, unmarried of record in Book 9155, page 293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

96 SEP 19 AM 8:24
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0225750

unimproved ( )
This is improved ( X ) property, known as 824 Inverness Avenue, Nashville, Tennessee 37204
(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 6th day of September 19 96

Nanci Griffith

BOOK 10195 PG 450

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 Nanci Griffith

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 Brentwood, Tennessee, this 6th day of September 19 96.

Commission expires May 28, 2000

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

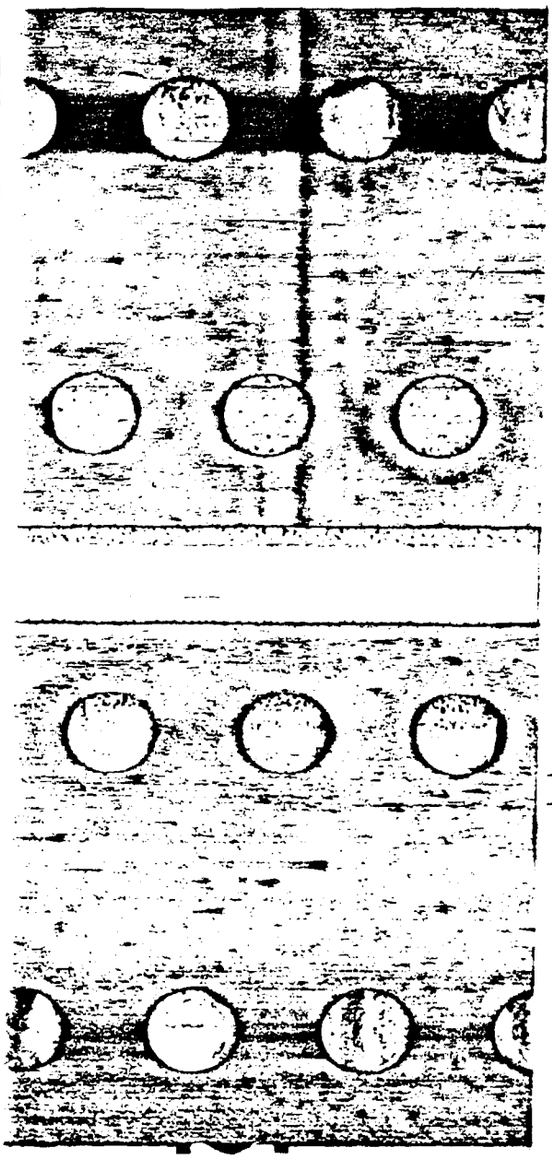
On this, 16 day of Sept 19 96, personally appeared before me, Kit Martin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Nanci Griffith and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 16 day of Sept 19 96

My commission expires 5/28/2000

Notary Public

0080 09/19 0101 03CHECK 305.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10193 PG 451

| | | |
|---|---|---|
| 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 80000.00 |
| | | | | CON TX 296.00 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 305.00 |
| | | | | CHECK 305.00 |
| | | | 09/19/96 01 | 08:26 0001 0080 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0226750

IDENTIFICATION NUMBER

96 SEP 19 AM 8:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1032506