BOOK 10227 PG 747

14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

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
BEN G. SISTRUNK (NAME)	FRANKLIN NATIONAL BANK (NAME)	MAP-PARCEL NO.
3607 WESTBROOK AVE. (ADDRESS)	230 PUBLIC SQUARE (ADDRESS)	104-05-0 246
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37064 (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, RUSSELL WOLFE AND PAMELA WOLFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN G. SISTRUNK AND WIFE, JULIE J. SISTRUNK

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 the westerly part of Lot No. 465 on the Plan of Richland Realty Company's Division "C", as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 465 fronts 65 feet on the southerly side of Westbrook Avenue and runs back between lines, 221.5 feet on the westerly line and 238 feet, more or less, on the easterly line, to an alley measuring 34.6 feet thereon.

BEING the same property conveyed to Russell Wolfe and wife, Pamela Wolfe, by Deed from Carrie A. Sissom, of record in Book 4997, Page 248, Register's Office for Davidson County, Tennessee and being further conveyed by Deed of Correction of record in Book 5054, Page 23, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; 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 3607 WESTBROOK AVE., NASHVILLE, TN 37205
(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 our hand s this 15th day of October 19 96

RUSSELL WOLFE Russell Wolfe

By: Pamela Wolfe, Attorney-in-fact

PAMELA WOLFE, ATTORNEY-IN-FACT

Pamela Wolfe

PAMELA WOLFE

BOOK 10227 PG 748

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 PAMELA WOLFE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 15th day of October 19 96.

Commission expires 7/24/97

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 DAVIDSON)

On this 15TH day of OCTOBER, 1996, before me personally appeared PAMELA WOLFE to me known to be the person who executed the foregoing instrument in behalf of RUSSELL WOLFE and acknowledged that SHE executed the same as the free act and deed of said RUSSELL WOLFE.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission expires: 7/24/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0236942
IDENTIF. ↑ REFERENCE

96 OCT 17 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0896 10/17 0101 03CHECK 1015.40

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



RECEIVED OF _____

FOR _____

BOOK 10227 PG 749

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	272000.00
			CON TX	1006.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1015.40
			CHECK	1015.40
10/17/96	01		09:48 0001	0896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236942 IDENTIF. ← REFERENCE

96 OCT 17 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1077924

No [redacted]