BOOK 10250 PG 428

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 8/8/00

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cathy F. Franklin (NAME)	Union Planters National Bank (NAME)	025-16-73.00
424 Alta Loma Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	

FOR AND IN 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, James C. Tune and wife, Geraldine L. Tune

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cathy F. Franklin, 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 part of Lot No. 45, on the plan of Goodlettsville Heights, Section Four, as shown on plat of record in Book 2133, Pages 43 and 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID part of Lot No. 45 fronts 185.0 feet on the easterly margin of Alta Loma Drive and extends back 218.9 feet on the northerly line and 194.0 feet on the southerly line to a dead line in the rear measuring 138.9 feet thereon.

BEING the same property conveyed to James C. Tune and wife, Geraldine L. Tune, by Deed of Record in Book 5049, page 735, Register's Office for Davidson County, Tennessee. The above legal description is the same as that contained in the previous deed of record.

Subject to any and all plats, easements, restrictions, and other matters of record.

9277 11/05 0101 03CHECK 412.30

unimproved ( )
This is improved (XX) property, known as 424 Alta Loma Road (House Number) (Street) Goodlettsville, TN 37072 (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. Whenever 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 30th day of October, 19 96

James C. Tune

Geraldine L. Tune

STATE OF TENNESSEE
COUNTY OF Davidson }

BOOK 10250 PG 429

Personally appeared before me, _____, a Notary Public in and for
the undersigned
said County and State, the within named James C. Tune and wife, Geraldine L. Tune

_____

the bargainor~~(s)~~, 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 ~~30th~~ day of ~~October~~, 19~~96~~.
Commission expires 8/8/00

_____
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____
and _____ respectively of the _____
the within named bargainor, a corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed 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_____.
Commission expires _____

_____
Notary Public

WARRANTY DEED

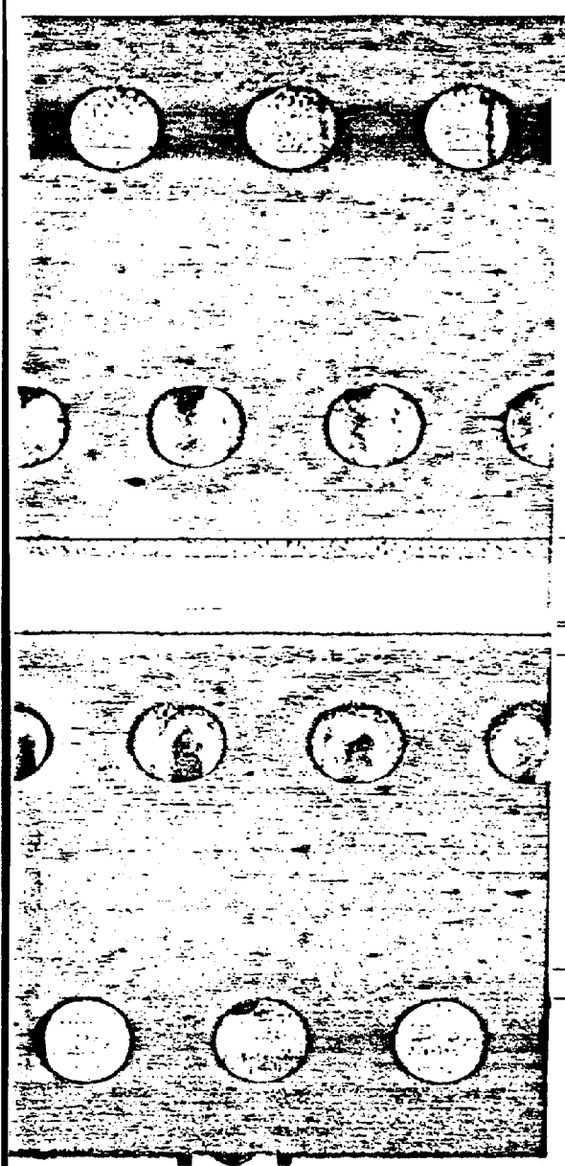
FROM

TO

Furnished by:

96 NOV -5 PM 1:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE
0243769



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

RECEIVED OF _____

FOR _____

BOOK 10250 PG 430

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 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

11/05/96 01 13:46 0001 8277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243769
IDENTIF. ↑ REFERENCE

96 NOV -5 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1085203