STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 114,750.00

Subscribed and sworn to before me this the 07 day of April 1997

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires November 22, 1997

Affiant

Notary Public

BOOK 10411 PG 144

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9720549
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Kenneth L. Oakes	FRANKLIN NATIONAL BANK
4402 Dakota Avenue	240 Public Square
STREET ADDRESS Nashville, TN 37209	STREET ADDRESS Franklin, TN 37065
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 91-16-134	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Irene R. Grau, unmarried

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Kenneth L. Oakes

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 303 on the Plan of Block 15 on the Plan of Charlotte Park, 1st Addition, of record in Plat Book 57 at page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Irene R. Grau, an unmarried person by Deed of record in Book 9079 page 675, Register's office for said County.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

97 APR -9 AM 8:46
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE 0292653

THIS IS IMPROVED PROPERTY KNOWN AS 4402 Dakota Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 07 day of April, 1997

Irene R. Grau

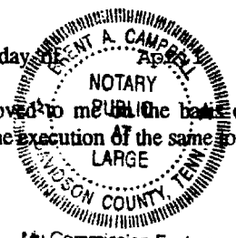
Irene R. Grau

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 07 day of April, 1997, before me personally appeared Irene R. Grau to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:



My Commission Expires
November 22, 1997

Notary Public

State of Tennessee
County of

On this 07 day of April 07, , 1997, before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

7492 04/09 0101 03CHECK 423.58

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

RECEIVED OF _____

FOR _____

BOOK 10411 PG 146

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 114750.00
CON TX 424.58
PRFEE 1.00
WDEED 8.00
TOTAL 433.58
CHECK 433.58

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/09/97 01 08:49 0001 7492

0292653
IDENTIF. ↑ REFERENCE

97 APR -9 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1137715