22

WARRANTY DEED

BOOK 10412 PG 976

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Terry L. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 97

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY L. WARD (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	83-14-190
1619 LILLIAN STREET (ADDRESS)	214 OVERLOOK COURT, #150 (ADDRESS)	23W-04040
NASHVILLE, TN 37206 (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, CHRISTOPHER M. LINDSEY AND WIFE, EMILY JANE KITOS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY L. WARD, A SINGLE PERSON

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. 317 and the westerly 10 feet of Lot No. 318, on the Plan of EDGEFIELD LAND COMPANY'S SECOND OR SPRING SUBDIVISION, of record in Book 57, page 152, Register's Office for DAVIDSON County, Tennessee.

SAID Lot No. 317 and part of Lot No. 318 adjoin and front together 60 feet on the northerly margin of Lillian (or Lilian) Street and extends back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to CHRISTOPHER M. LINDSEY AND WIFE, EMILY JANE KITOS, by deed from Marianne Cheatham Campbell and husband, Rex T. Campbell, of record in Book 10257, page 577, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated April 1, 1997, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 1619 LILLIAN STREET, NASHVILLE, TN 37206
(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 4th day of April, 19 97

CHRISTOPHER M. LINDSEY

Emily Jane Kitos
EMILY JANE KITOS

BOOK 10412 PG 977

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 CHRISTOPHER M. LINDSEY AND WIFE, EMILY JANE KITOS

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 4th day of April 19 97.

Commission expires July 26, 1997

I. DYKE TATUM 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

*** CONTINUATION

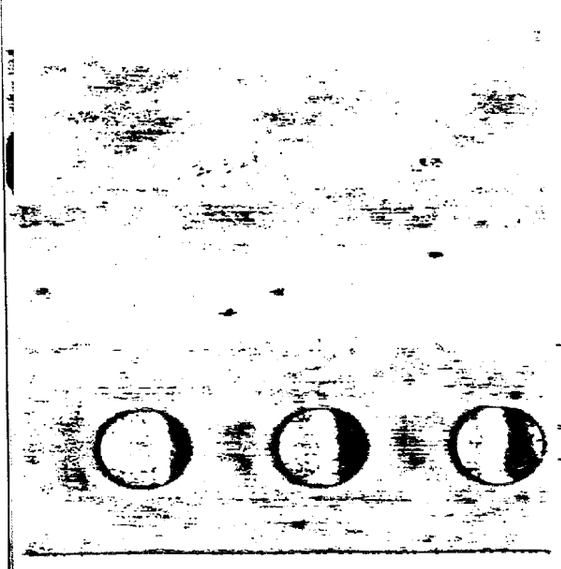
Nashville, TN 37203

97 APR 10 AM 11:18
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0293140
IDENTIFICATION REFERENCE

8008 04/10 0101 03CHECK 334.60

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



RECEIVED OF _____

FOR _____

BOOK 10412 PG 978

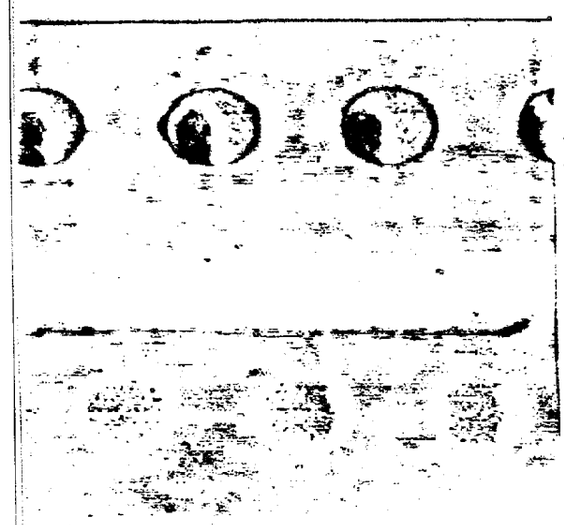
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	8.00
TOTAL	334.60
CHECK	334.60

04/10/97 01 11:24 0001 8008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0293140
IDENTIF. # REFERENCE

97 APR 10 AM 11:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1138227