Box 17

WARRANTY DEED

BOOK 10427 PG 894

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Maxene Jean-Jumeau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 97

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Lauri A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxene Jean-Jumeau (NAME)	Franklin American Mortgage (NAME)	MAP 91-7
4706 Michigan Avenue (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 259
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	12W 14225

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. Henry Harold Russell and wife, Darlene Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maxene Jean-Jumeau

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. 24 on the Plan of the Subdivision of the Lockhart Property, not of record, and described according to a survey made by S. R. Sanford, Civil Engineer, December 14, 1932, as follows:

Beginning on the northerly margin of Michigan Avenue, 210 feet east of the easterly margin of 48th Avenue, North, being the corner of Lots 24 and 25, thence with the line between said two lots, northwardly 155 feet to the southerly margin of an alley; thence with the same, eastwardly 50 feet to the corner of Lot Nos. 23 and 24; thence with the line between said two lots, southwardly 155 feet to the northerly margin of Michigan Avenue; thence with the same, westwardly 50 feet to the beginning.

Being the same property conveyed to Henry Harold Russell and wife, Darlene Russell by deed from D. Lewis White and wife, Marilyn White of record in Book 6445, page 393, Register's Office for Davidson County, TN.

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

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4706 Michigan Avenue, Nashville, TN 37209
(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 21st day of April 19 97

Henry Harold Russell

Henry Harold Russell

Darlene Russell

Darlene Russell

BOOK 10427 PG 895

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 Henry Harold Russell and wife, Darlene Russell

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 21st day of April 19 97.

Commission expires 11/22/97

Laura A. Beasley
Notary Public

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

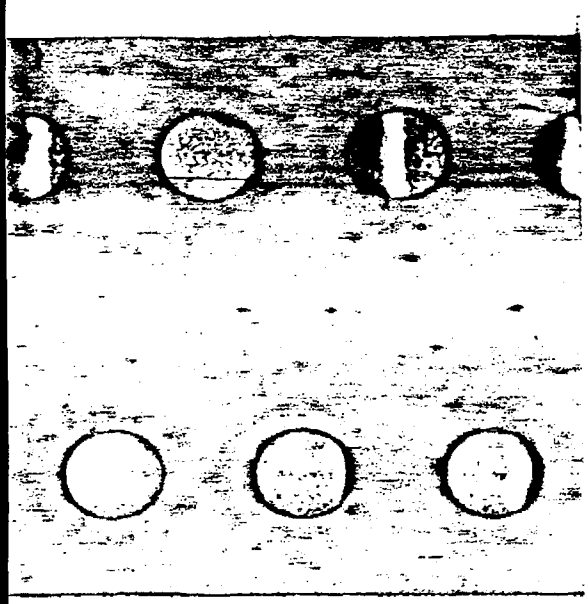
LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

02976693

IDENTIFICATION

3134 04/24 0101 03CHECK 260.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

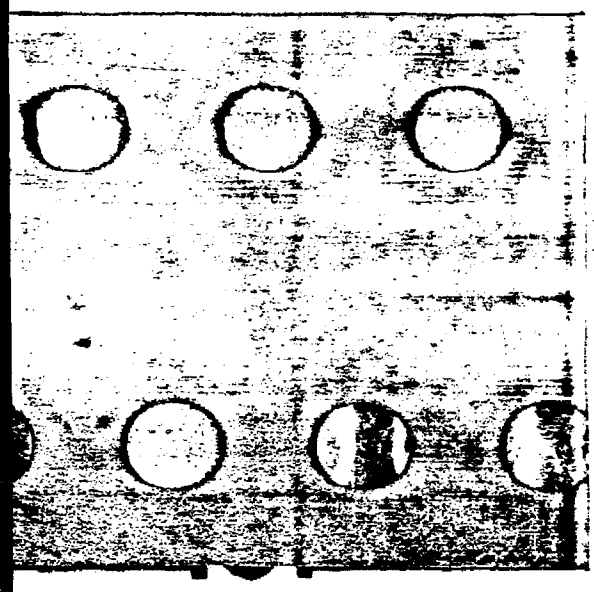
RECEIVED OF _____

FOR _____

BOOK 10427 PG 896

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

04/24/97 01 15:19 0001 2134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297693
IDENTIF. & REFERENCE

97 APR 24 PM 3:16

REGISTER
DAVIDSON COUNTY, TN

No. 1143254