BOOK 10558 PG 238

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Wendy J Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 5/25/2000
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy J. Smith (NAME)	Franklin American Mortgage (NAME)	MAP 53-7
1711 Turner Street (ADDRESS)	214 Overlook Circle, #150 (ADDRESS)	PARCEL 44
Old Hickory, TN 37138 (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, Morris G. Dalton and Kay A. Dalton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendy J. Smith, 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 Lot No. 58 and the South 27 Feet of Lot No. 57, on the revised plan of Section "F" Village of Old Hickory, of record in Book 1424, Page 131, said Register's Office.

Said part of said lot and said lot adjoin and front together 117 feet on the east side of Turner Street and extend back 155.1 feet on the south line of Lot No. 58 and 155 feet more or less on the north line of the part of Lot No. 57, to a line in the rear on which they measure 117 feet.

BEING the same property conveyed to Morris G. Dalton and Wife, Kay A. Dalton by deed from Roy P. Raymer and Wife, Debbie Raymer, of record in Book 6405, Page 884, Register's Office for said County.

0334353
IDENTIF. ↑ REFERENCE

97 AUG -5 PM 2:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 1711 Turner Street, Old Hickory, TN 37138
(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 31st day of July, 19 97

Morris G. Dalton
Morris G. Dalton

Kay A. Dalton
Kay A. Dalton

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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 Morris G. Dalton and Kay A. Dalton

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 31st day of July, 1997.

Commission expires 5/25/2000

Notary Public

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

3371 08/05 0101 03CHECK 330.7

RECEIVED OF _____

FOR _____

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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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

08/05/97 01 14:28 0001 3371

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0334353
IDENTIF. ↑ REFERENCE

97 AUG -5 PM 2:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1182979