03147980
IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

97 SEP 12 PM 12:47
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 39173
Dav. Co. File: Box 8

BOOK 10607 PG 1

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
SunTrust Bank, Nashville, N.A., Trustee Under the Will of Josephine Fleming for Daniel Milton Fleming a 70% undivided interest, and SunTrust Bank, Nashville, N.A., Trustee Under Agreement of Sam Fleming for Toby Stack Wilt, Jr., a 30% undivided interest P.O. Box 305110, Mail Code NA-6500 Nashville, TN 37230-5110	SAME

TAX MAP-PARCEL NUMBERS: 117-4-126 16DA 325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 140000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith Grogan Franklin, formerly known as Judith C. Grogan, and spouse, Ernest B. Franklin, III,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **SunTrust Bank, Nashville, N.A., Trustee Under the Will of Josephine Fleming for Daniel Milton Fleming a 70% undivided interest, and SunTrust Bank, Nashville, N.A., Trustee Under Agreement of Sam Fleming for Toby Stack Wilt, Jr., a 30% undivided interest,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 of Block A on the Plan of Belmont Terrace Annex No. 3 of record in Book 1130, Page 24, Register's Office for said County.

SAID Lot No. 1 of Block A, which is a corner lot, fronts 97.7 feet on the northerly margin of Wildwood Avenue and fronts 91.2 feet on the easterly margin of Hazelwood Avenue, said frontages being joined by a curve having a length of 29.4 feet, and extends back 105 feet on the northerly line and 117.2 feet on the easterly line, to a point of intersection.

BEING the same property conveyed to Judith C. Grogan, an unmarried woman and Ernest B. Franklin, III an unmarried man as joint tenants with right of survivorship by deed from John A. Perkins of record in Book 9515, Page 912, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 1918 Wildwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of September, 1997.

Judith Grogan Franklin

Judith Grogan Franklin

Ernest B. Franklin, III

State of Tennessee
County of Davidson

On this 12th day of September, 1997, before me the undersigned authority, personally appeared **Judith Grogan Franklin** and **Ernest B. Franklin, III**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 140000.00

Nancy Carr

Affiant

Sworn and subscribed before me on the 12th day of September, 1997.

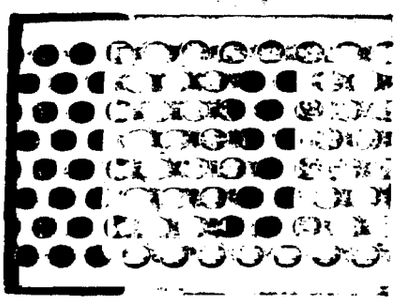
My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

8027 09/12 0101 02CHECK 527.00

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



RECEIVED OF _____

FOR _____

BOOK 10607 PG 3

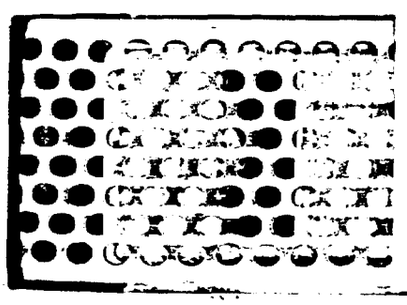
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

09/12/97 01 12:54 0001 0027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0347980
IDENTIFICATION REFERENCE

97 SEP 12 PM 12:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1197467