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

BOOK 10609 PG 131

W & I Ref: (cmw) Title No: 39174
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ernest Franklin, III Judith Grogan Franklin 5800 Vine Ridge Drive Nashville, TN 37205	North American Mortgage Company P.O. Box 808031 Petaluma, CA 94975-8031

TAX MAP-PARCEL NUMBERS: 103-10-58 08DA 57860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 200000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garey M. Keltner and spouse, Elizabeth M. Keltner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ernest Franklin, III and spouse, Judith Grogan Franklin,** 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. 96 on the Plan of Hillwood Estates, Section 6 of record in Plat Book 2133, Page 96, Register's Office for said County.

SAID Lot No. 96 fronts 150 feet on the northwesterly margin of Vine Ridge Road and extends back 298.7 feet on the northeasterly line and 270.5 feet on the southwesterly line to a dead line in the rear, measuring 109.55 feet thereon.

BEING the same property conveyed to Garey M. Keltner and wife, Elizabeth M. Keltner by deed from James C. Gibson and spouse, Barbara P. Gibson, of record in BOok 10334, page 814, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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: 5800 Vine Ridge Drive, Nashville, TN 37205

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. BOOK 10609 PG 132

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

Garey M. Keltner

Elizabeth M. Keltner

Garey M. Keltner **Elizabeth M. Keltner**

State of Tennessee
County of Davidson

On this 12th day of September, 1997, before me the undersigned authority, personally appeared **Garey M. Keltner** and **Elizabeth M. Keltner**, 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: _____ Notary Public

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

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200000.00

Affiant

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

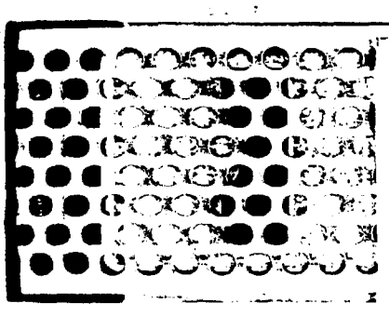
My Commission Expires: _____ Notary Public

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

8777 09/15 0101 03CHECK 749.00

03486 79 IDENTIF. ↑ REFERENCE

97 SEP 15 PM 2:37 FELIX Z. ... REGISTER DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

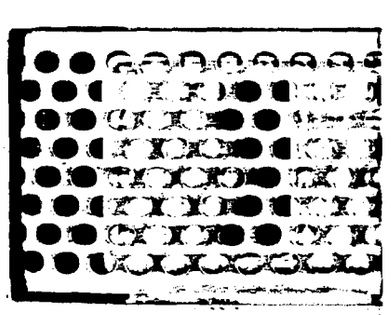
BOOK 10609 PG 133

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
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL 749.00
CHECK 749.00

09/15/97 01 14:38 0001 8777



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0348679
IDENTIFICATION REFERENCE

97 SEP 15 PM 2:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1198211