WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES,
FILE BOX "7"
(36190)

STATE OF TENNESSEE BOOK 10717 PG 741
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4 DAY OF December 19 97
Notary Public
MY COMMISSION EXPIRES: 8/12/98
(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
Matthew John Weir (NAME)	Franklin American Mortgage Company (NAME)	MAP 133-6
223 Wheeler Avenue (ADDRESS)	214 Overlook Court, Ste. 150 (ADDRESS)	PARCEL 191
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	6DA56435

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, Estate of Leon T. Whitt, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew John Weir and wife, Scarlett Toler Weir

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:

Being Lot Nos. 52, 53, 54 and 55 on the Map of J. G. Grissim's Wheeler Avenue Addition, not of record, described according to a survey made by Blandard and Parris, surveyors, April, 1939, as follows:

Beginning on the southerly margin of Wheeler Avenue at a point 297.5 feet west of the westerly line of the Freed land, said point being the corner of Lot Nos. 55 and 56; thence with the line between said two lots, southwardly 205.2 feet to the northerly line of the Tibb's property; thence with said line, North 88 deg. West 100 feet to the corner of Lot Nos. 51 and 52; thence with the line between said two lots, northwardly 206.9 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.

Being the same property conveyed to Leon T. Whitt and wife, Edna Whitt by deed from Nora Clifton and husband A. C. Clifton of record in Book 1250, page 99, Register's Office for Davidson County, TN. The said Edna Whitt having preceased Leon Whitt and he having since died and Dorothy W. King and Veda W. Malone having been appointed Co-Executrixes of the estate of record in Will Book 201, page 745, Probate Court for Davidson County, Tennessee.

Subject to restrictions of record in Book 1113, page 345 and Book 1163, page 470, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 223 Wheeler Avenue, Nashville, TN 37211
(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 my hand this day of 19

Estate of Leon T. Whitt

By: Dorothy W. King

Dorothy W. King, Executrix

Veda W. Malone

Veda M. Malone, Executrix

BOOK 10717 PG 742

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 Estate of Leon T. Whitt by Dorothy W. King and Veda M. Malone

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 DEC 19 97.

Commission expires 1-22-2001

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

LEGAL DESCRIPTION CONTINUATION

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

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

0379139

IDENTIFICATION REFERENCE

97 DEC 11 PM 1:57

FELIX Z. MILSCHEWSKI REGISTER
DAVIDSON COUNTY, TN.

0053 12/11 0101 03CHECK 312.40

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

RECEIVED OF _____

FOR _____

BOOK 10717 PG 743

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	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
TOTAL	312.40
CHECK	312.40

12/11/97 01 14:02 0001 0053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0379139
IDENTIFICATION REFERENCE

97 DEC 11 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1230830