STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donna D. Tucker (NAME)	Franklin American Mortgage Company (NAME)	83-8-47
2412 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	214 Overlook Court, Suite 150 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Brentwood, Tn 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Smith E. Dobson, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna D. Tucker, married

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. 20, on the plan of Eastland Acres, Section 1, as shown on plat of record in Plat Book 2133, Page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Smith E. Dobson and wife, Marie Tripp Dobson by Deed of Record in Book 2480, page 380, Register's Office for Davidson County, Tennessee. Marie Tripp Dobson having since died vesting sole ownership in Smith E. Dobson as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The signature of Smith E. Dobson is signed by his duly appointed Attorney-in-fact Judy Marie Dobson Hamlett, pursuant to the Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (XX) property, known as 2412 Eastland Avenue (House Number) (Street) Nashville, TN 37206 (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. Whenever 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(s) this 8th day of December, 19 97

Smith E. Dobson by Judy Marie Dobson Hamlett, Atty in Fact

Smith E. Dobson, by Judy Marie Dobson Hamlett, Atty In Fact

STATE OF TENNESSEE }
COUNTY OF

BOOK 10744 PG 113

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19_____.

Commission expires_____ _____
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) (they) as such _____

and _____, being authorized so to do, executed 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_____.

Commission expires_____ _____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

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

98 JAN -2 PM 2:02

MAIL ENV.

IDENTIF. & REFERENCE

03862 11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

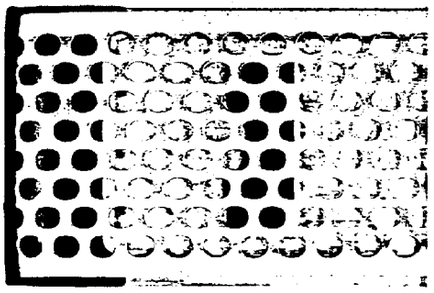
Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Judy Marie Dobson Hamlett, attorney-in-fact for Smith E. Dobson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of December, 1997.

My Commission Expires: 11/14/00 _____
Notary Public

RECD 01/21/98 02CHECK 223.50

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



RECEIVED OF _____

FOR _____

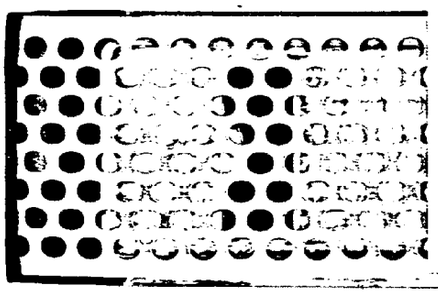
BOOK 10744 PG 114

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
01/02/98 01 14:05 0001 7829



0386211
IDENTIF. # REFERENCE

JAN -2 PM 2:02

F.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1238511