60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10754 PG 718

ADDRESS NEW OWNER:
Robert M. Drexler, Jr.
1308 Crestfield Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
OWNER

MORTGAGEE:

NONE

MAP **172-12**
GROUP **B**
PARCEL **163.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James M. Francis, Sr. and wife, Margaret S. Francis** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Robert M. Drexler, Jr. and wife, Patricia F. Drexler**, 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. 420 on the Plan of Section Eight, Bradford Hills, of record in Book 7900, page 6 and Book 7900, pages 387 & 388, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James M. Francis, Sr. and wife, Margaret S. Francis by deed from Yazdian Construction, Inc. of record in Book 8775, page 801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 1308 Crestfield Drive, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 7th day of January, 1998.

James M. Francis, Sr.
James M. Francis, Sr.

Margaret S. Francis
Margaret S. Francis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James M. Francis, Sr. and wife, Margaret S. Francis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of January, 1998.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $159,000.00

AFFIANT

Subscribed and sworn to before me on this 7th day of January, 1998.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 9/23/2000

0389221
IDENTIFICATION REFERENCE

98 JAN 12 AM 11:06
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

1051 01/12 0101 03CHECK 597.30

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

RECEIVED OF _____

FOR _____

BOOK 10754 PG 720

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
159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
TOTAL 597.30
CHECK 597.30
01/12/98 01 11:13 0001 1051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389221
IDENTIF. & REFERENCE

98 JAN 12 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241710