BOOK 10815 PG 127

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH P.O. BOX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Rhonda D. Darks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 1998

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rhonda D. Darks	Franklin American Mortgage	65-13-20
(NAME)	(NAME)	
4840 Big Horn Drive	214 Overlook Court, S-150	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Marion J. Worden and wife, Karen Worden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda D. Darks, unmarried

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 Number 11 on the Plan of Sherwood Forest, Section One of record in Plat Book 4175, Page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marion J. Worden and wife, Shannon D. Worden by Deed of record in Book 8463, Page 929, thence conveyed to Marion J. Worden by Quitclaim Deed of record in Book 9048, page 220, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

98 MAR -2 AM 10:04

0406235

This is improved XX property, known as 4840 Big Horn Drive (House Number) (Street) Old Hickory, TN 37138 (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 our hand s this 26th day of February , 1998

STATE OF TENNESSEE
County of Davidson

BOOK 10815 PG 128

Personally appeared before me,
Marion J. Worden and wife, Karen Worden
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 19 98

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of Davidson
Personally appeared before me,

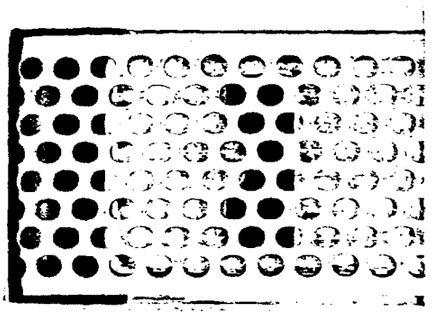
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of February, 19 98

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

9296 03/02 0101 03CHECK 345.70



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

RECEIVED OF _____

FOR _____ BOOK 10815 PG 129

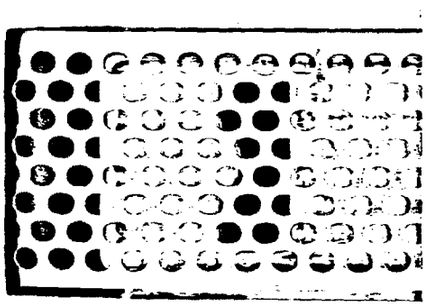
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 200.00

CON TX	336.70
PRFEE	1.00
MOFEE	8.00
TOTAL	345.70
CHECK	345.70

03/02/98 01 10:03 0001 9298



0406235

IDENTIFICATION REFERENCE

98 MAR -2 AM 10:04

No. 1259744