BOOK 10817 PG 264

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,950.00

Judith H. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert N. Allen (NAME)	Franklin National Bank (NAME)	MAP 51-2
1018 Chadwell Drive (ADDRESS)	230 Public Square (ADDRESS)	PARCEL 10
Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	FB# 11D 13715

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, Anna A. Kirby, An Unmarried Woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert N. Allen and wife, Judith H. Allen

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 No. 1 on the Plan of W.D. Kirby Subdivision of record in Plat Book 6050, page 334, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING part of the same property conveyed to Walter D. Kirby and wife, Anna A. Kirby, by deed from George L. Gilbert, Jr., and wife, Josephine G. Gilbert, of record in Book 2024, page 539, Register's Office for Davidson County, Tennessee. (The said Walter D. Kirby, having since died).

This conveyance is subject to taxes for the year 1998, and subsequent years, easements and restrictive covenants of record.

98 MAR -2 PM 4:01

0406674

unimproved ( )
This is improved (X) property, known as 1018 Chadwell Drive, Madison, TN 37115
(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 27th day of February 19 98

Anna A. Kirby
Anna A. Kirby

1-800-626-5427

BOOK 10817 PG 265

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 Anna A. Kirby

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 27th day of February 19 98.

Commission expires 1/27/2000

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

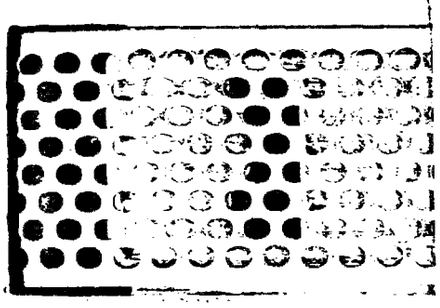
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

9752 03/02 0101 CHECK 480.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10817 PG 266

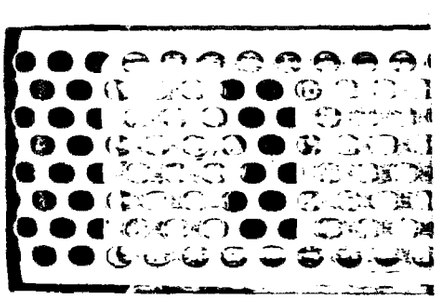
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT
10950.00
CON TX 80.80
PRFEE 1.00
MTEED 0.00
TOTAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/02/98 01 13:59 0001 9752



0406674
IDENTIF. & REFERENCE

98 MAR -2 PM 4:01

No. 1260195