60

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

BOOK 10830 PG 267

ADDRESS NEW OWNER:
Suzanne M. Franks
5853 Woodlands Ave.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SouthTrust Mortgage Corporation
P.O. Box 532060
Birmingham, AL 35253-2060

MAP	**172-3**
GROUP	**B**
PARCEL	**83**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert A. Bennett and wife, Heidi R. Bennett** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Suzanne M. Franks, unmarried**, hereinafter called the "GRANTEE", her 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. 83 of The Woodlands Subdivision, Section 2, of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Robert A. Bennett and wife, Heidi R. Bennett by deed from Richter Dial Builders, Inc. of record in Book 9177, page 197, 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 5853 Woodlands Ave., 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 "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" 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 "GRANTEE", and her 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.

0410034
IDENTIF. & REFERENCE
98 MAR -9 PM 4:17

WITNESS our hands this the 27th day of February, 1998.

Robert A. Bennett

Heidi R. Bennett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert A. Bennett and wife, Heidi R. Bennett**, 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 27th day of February, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

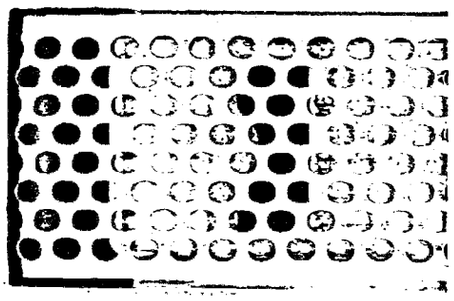
Suzanne M. Franks
AFFIANT

Subscribed and sworn to before me on this 27th day of February, 1998.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

3289 03/09 0101 03CHECK 637.63



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

RECEIVED OF _____

FOR _____

BOOK 10830 PG 269

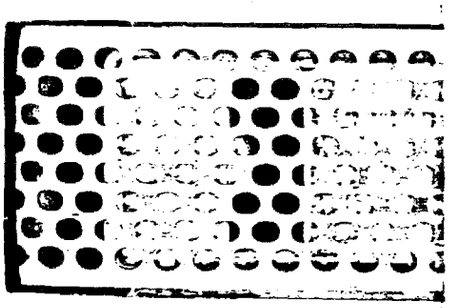
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
169900.00
CON TX 628.63
PRFEE 1.00
WDEED 8.00
NT BANK 637.63
CHECK 637.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

03/09/98 01 16:16 0001 3299



0410034
IDENTIF. ↑ REFERENCE

98 MAR -9 PM 4:17

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1263700