WARRANTY DEED

STATE OF TENNESSEE :
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA A. KING (NAME)	FRANKLIN AMERICAN MORTGAGE COMPANY (NAME)	MAP 136-03
4000 ANDERSON ROAD, #82 (ADDRESS)	214 OVERLOOK COURT, SUITE 150 (ADDRESS)	GROUP A
NASHVILLE, TN 37217 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 82.00CO

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, O. E. RICHESON AND WIFE, GRACE RICHESON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA A. KING

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: CONDOMINIUM

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 82, Building No. 9, in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 79, and revised in Book 4460, page 88, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to O. E. RICHESON AND WIFE, GRACE RICHESON by Deed of record in Book 10850, page 407, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 JUN 26 AM 10:21
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04554 01

5043 06/26 0101 03CHECK 267.81

unimproved ( )
This is improved (X) property, known as 4000 ANDERSON ROAD #82, NASHVILLE, TN 37217
(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 our hand s this 25th day of June 19 98

O. E. RICHESON

GRACE RICHESON

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 O. E. RICHESON AND WIFE, GRACE RICHESON

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 25th day of June, 19 98.

Commission expires 9/23/2000

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 _____

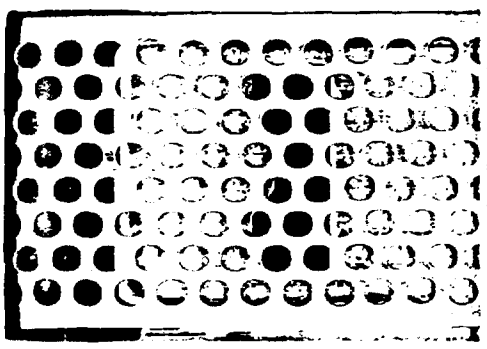
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10993 PG 542



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 69950.00
				CON TX 258.81
				PRFEE 1.00
				WDEED 8.00
				TOTAL 267.81
				CHECK 267.81
			06/26/98 01	10:21 0001 6043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455401
IDENTIF. ↑ REFERENCE

98 JUN 26 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311845

