BOOK 11007 PAGE 922

FILED FOR RECORD

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian J. Moss (NAME)	Franklin American Mortgage (NAME)	MAP 91-9
535 Stevenson Street (ADDRESS)	214 Overlook Circle, #150 (ADDRESS)	PARCEL 158
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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, Charles W. Adler, Jr. and Barbara Ann Knapp and Linda Mai Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian J. Moss and wife, Stephanie A. Moss and Oliver T. Hand and wife, Rose M. Hand

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 a part of Lot No. 19 on the plan of P. F. Cockrill Farm as of record in Book 161, page 135, Register's Office for said County, being part of Lot No. 1 and a 10-foot alley lying immediately north of said Lot No. 1 on the plan of W. P. Evans' re-subdivision of part of lots Nos. 18 and 19 of the B. F. Cockrill Farm, not of record, described according to surveys made by E. R. Southgate & Sons, Surveyors, April 2, 1946, and May 2, 1942, as follows:

BEGINNING at a point on the westerly margin of Nall Avenue, 224 feet north of the northwest corner of said Avenue and a 20-foot unnamed street, being the northeast corner of a tract of land conveyed to Marjorie Cauthron by deed from W. P. Evans and wife, of record in Book 1391, page ~~8~~, said Register's Office; thence with the westerly margin of said Avenue, northwardly 46 feet to the point in the northerly margin of a 10-foot alley, which is also the southeast corner of the property sold to W. A. Corlew; thence with said Corlew's south line, westwardly 175 feet to a stake; thence southwardly 43.6 feet to the northwest corner of said Cauthron's tract of land; thence with Cauthron's northern boundary line, eastwardly 175 feet, more or less, to the beginning.

BEING the same property conveyed to H. J. Kirkpatrick and wife, Ruth Hooper Kirkpatrick by deed from Richard R. Hedgepath, Trustee, of record in Book 6683, Page 87, Register's Office for said County. The said Ruth Hooper

CONTINUED

Power of Attorney of Record in Book 11007, Page 919 ~~921~~, said Registers Office.

This is unimproved ( ) improved (X) property, known as 535 Stevenson Street, Nashville, TN 37209
(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 30th day of June, 19 98

Charles W. Adler, Jr.

Linda Mai Lewis

Barbara Ann Knapp
by Charles W. Adler, Jr.
Atty-in-Fact

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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 Charles W. Adler, Jr. and Linda Mai Lewis

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 Nashville, Tennessee, this 30th day of June, 19 98.

Commission expires 1/20/99

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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

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, Charles W. Adler, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Barbara Ann Knapp as Her Attorney in Fact as the free act and deed of the within named Barbara Ann Knapp. Witness my hand and official seal at Nashville, Tennessee the 30th day of June 1998.

My Commission Expires: 1/20/99

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

FILE BOX 45

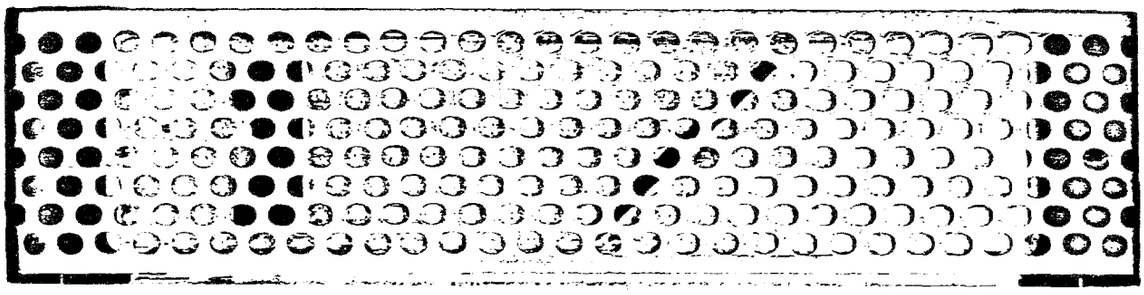
LEGAL DESCRIPTION CONTINUATION

Kirkpatrick (a/k/a Ruth Adler Kirkpatrick) now deceased; with H. J. Kirkpatrick having predeceased her. Charles W. Adler, Jr, Barbara Ann Knapp and Linda Mai Lewis being the heirs of the Estate of Ruth Adler Kirkpatrick; said Will filed for record in the Probate Court for Davidson County, Tennessee, No. 98P-711.

0459103

98 JUL -6 PM 3:38

7950 07/06 0101 03CHECK 281.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

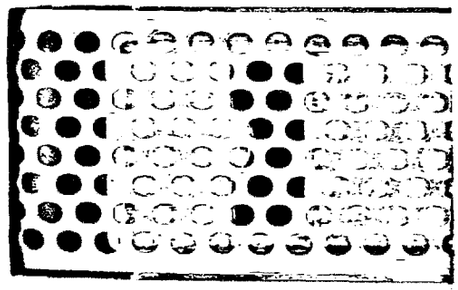
RECEIVED OF _____

FOR _____

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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	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	281.40
CHECK	281.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459103

IDENTIF. & REFERENCE

98 JUL -6 PM 3:38

REGISTER

DAVIDSON COUNTY, TN.

No. 1315702