File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

Box 2

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

#15669

BOOK 11099 PAGE 267

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANN M. SHIPP	Franklin Financial Mortgage	104-13
(NAME)	(NAME)	
1 Peach Blossom Square	210 East Main Street	243
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Franklin, TN. 37064	26W3264
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (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, JACK D. BRANDON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANN M. SHIPP

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 1 on the Plan of Resubdivision of Lots 1 & 3 of The Second Revision Peach Blossom Square, as of record in Plat Book 4350, page 132, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack D. Brandon and wife, katherine A. Brandon by deed from Fort Realty Company of record in Book 4464, page 667, said Register's Office. The said Katherine A. Brandon having since died.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 4350, page 132, said Register's Office.

IDENTIF. & REFERENCE 0484222

98 SEP -3 PM 3:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6869 09/03 0101 03CHECK 1324.50

This is improved (XX) unimproved ( ) property, known as 1 Peach Blossom Square, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of August, 19 98

Jack D. Brandon

JACK D. BRANDON

BOOK 11099 PAGE 263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. JACK D. BRANDON, UNMARRIED

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 1st day of SEPTEMBER, 19 98.

My commission expires 9/23/2001 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF September, 19 98.

MY COMMISSION EXPIRES: _____

Notary Public

My Commission Expires October 9, 2000

WARRANTY DEED

FROM

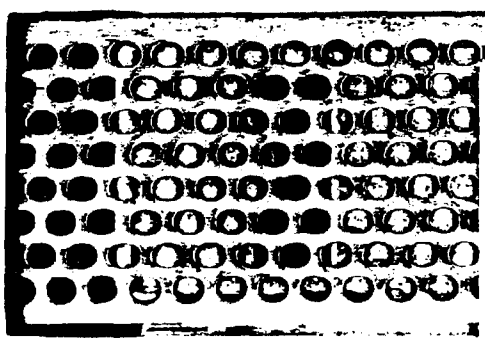
JACK D. BRANDON, UNMARRIED

TO

ANN M. SHIPP

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11099 PAGE 269

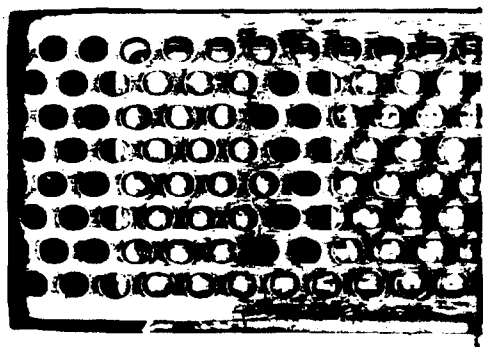
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 355000.00
CON TX 1313.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1324.50
CHECK 1324.50

09/03/98 01 15:23 0001 6869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484222
IDENTIF. ↑ REFERENCE

98 SEP -3 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342306